

FINAL

CITY OF POMONA

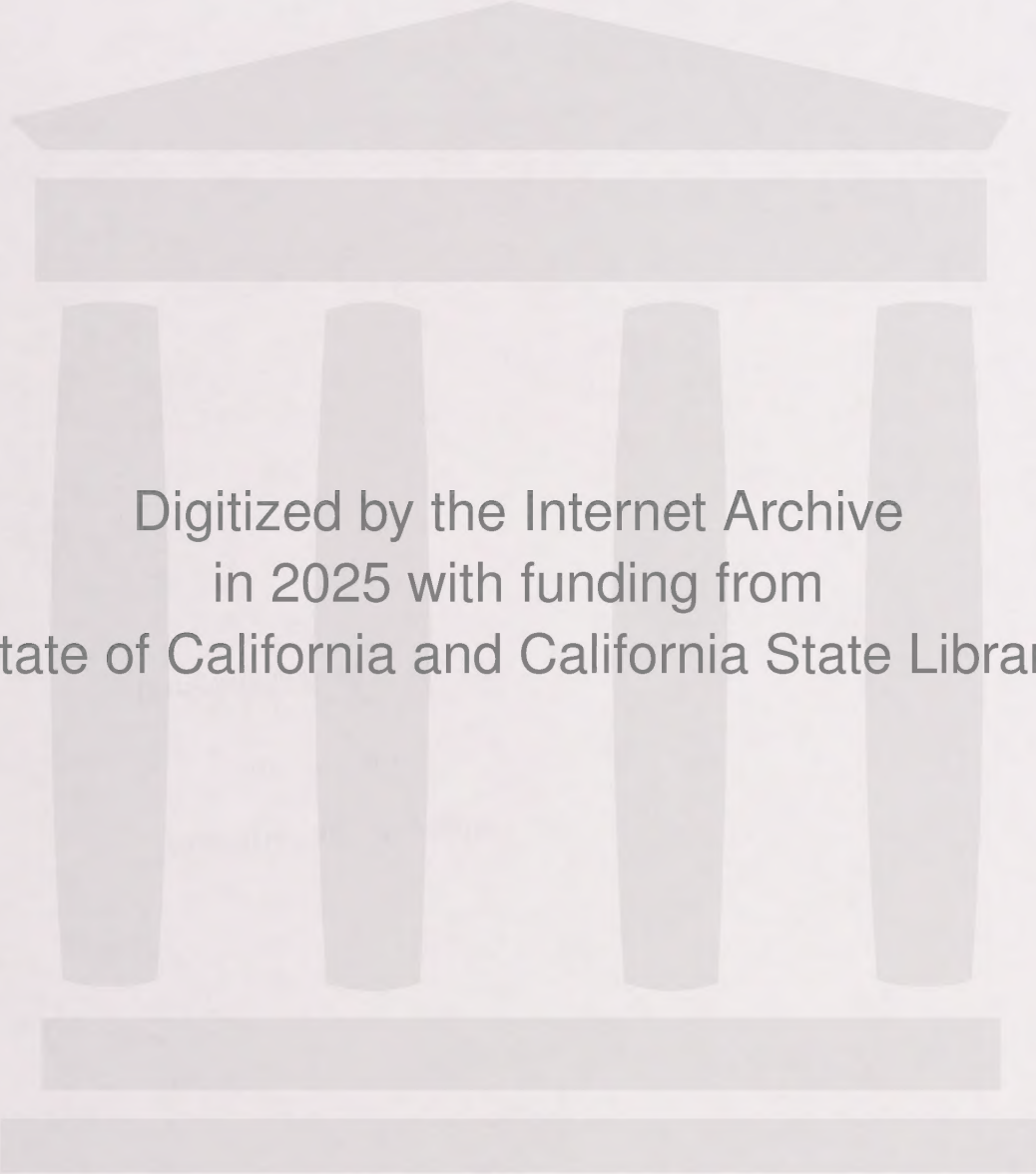
Housing Element
of the
General Plan

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1.
INTRODUCTION

BACKGROUND

In 1967, a housing element became the third mandated part of a General Plan. During the ensuing 15 years numerous revisions were made to the required contents of community housing elements. In 1981, Article 10.6 of the Government Code was enacted and now describes the content requirements of local housing elements. This legislation, commonly referred to as the Roos Bill, requires that a local housing element include an assessment of housing needs; an inventory of resources and constraints; a statement of goals, policies and objectives; and a five-year housing program.

The Housing Element is one of seven required elements which are included in the Pomona General Plan. The Housing Element, in complying with the letter and spirit of Article 10.6, must respond to the four major issues which are listed below:

1. What are Pomona's housing needs?
2. What can the City realistically do about meeting these needs?
3. What are the housing goals and policies of the City?
4. What specific actions can the City take to meet housing needs?

PURPOSE OF THE ELEMENT

The purpose of the Housing Element is to identify local housing problems and needs and to identify measures necessary to mitigate and alleviate these needs and problems for all economic segments of the community. Another key purpose of the Housing Element is to contribute to meeting the State housing goal as stated below:

“The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.” (Section 65581).

General, statewide purposes of local housing elements are influenced by the legislative policy and intent of Article 10.6. Section 65581 contains the following declarations which describe the legislature's intent in enacting the most recent revisions to the housing element law:

“(a) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward the attainment of the state housing goal.”

“(b) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.”

“(c) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.”

“(d) The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.”

The Housing Element is organized to present information according to the four principal topics listed below:

1. Housing Needs Assessment
2. Inventory of Resources and Constraints
3. Statement of Goals, Objectives and Policies
4. Five-Year Housing Plan

The first component is the assessment of housing needs which includes an analysis of the following factors:

1. Condition of the existing housing stock
2. Housing costs in relation to ability to pay
3. Housing needs of special groups
4. Population and employment trends and projections
5. Share of regional housing needs

The second component is the inventory of resources and constraints which includes an assessment of the factors listed below.

1. Land supply: residential acreage; availability of suitable residential sites
2. Availability and capacity of local public services and facilities
3. Residential land use and zoning controls
4. Building codes and enforcement
5. Site improvement requirements
6. Fees and other exactions required of residential developments
7. Local processing and permit procedures
8. Utilization of State and Federal housing programs
9. Land costs
10. Construction costs
11. Availability of financing

The third and fourth major components of a local housing element are described below:

1. “A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement and development of housing.” (Section 65583 (a)) (emphasis added)
2. “A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of housing element through the administration of land use controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state subsidy programs.” (Section 65583 (a)) (emphasis added)

AUTHORIZATION

As noted earlier, housing elements were mandated by legislation enacted about two decades ago in 1967. In 1977, “Housing Element Guidelines” were published by the State Department of Housing and Community Development (D/HCD). The “guidelines” spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a “review and approval” function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD’s role from “review and approval” to one of “review and comment” on local housing elements.

The legislation also requires an update of the housing element every five years. After adoption by the Pomona City Council, another revised element is mandated by 1994. By that time, much of the data and statistics from the 1990 Federal Census of Population and Housing should be available for the required update. The 1994 Pomona Housing Element also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

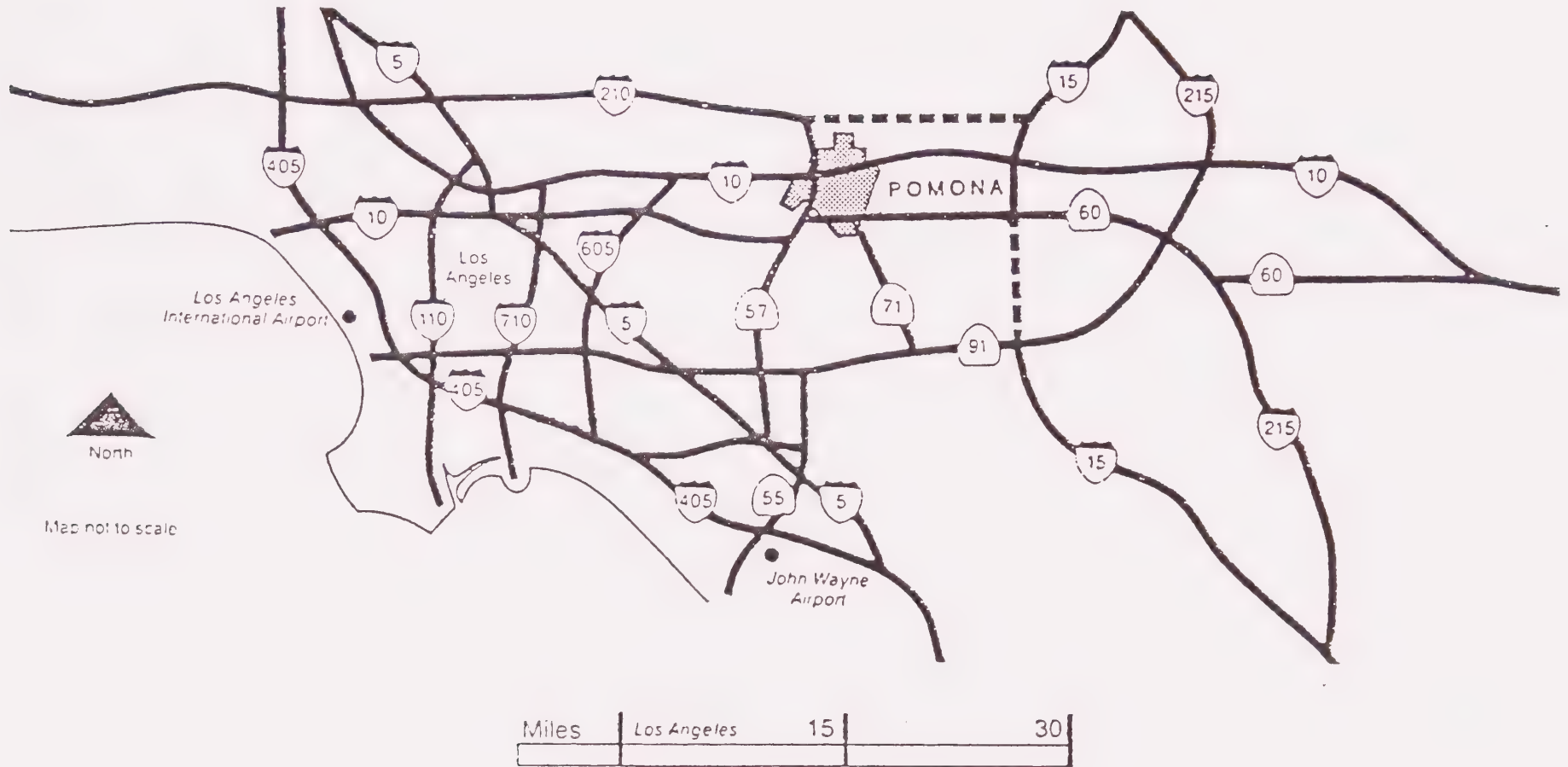
RELATIONSHIP TO OTHER ELEMENTS

The Housing Element is consistent with all of the other General Plan elements and is particularly related to the Land Use Element. Stated briefly below are the major aspects of interrelationship between the Land Use and Housing Elements:

- √ Residential land use densities.
- √ Suitability of land for various housing types, densities and products.
- √ Amount of land allocated to residential land use.
- √ Goals and policies affecting housing and residential land characteristics.
- √ Preservation of existing neighborhoods and prevention of intrusion of multi-family developments in single-family neighborhoods.

PUBLIC PARTICIPATION

Pursuant to State housing law, the Pomona Housing Element was prepared through a process that involved extensive public participation. This process included community forums, study sessions, and public meetings. Additional public participation was incorporated by way of the General EIR review period and the Public Hearing process. Information supplied to residents during the General Plan (including Housing Element) Update is summarized in Appendix E.



REGIONAL LOCATION

EXHIBIT 1

2.
PROGRESS REPORT

INTRODUCTION

Amended Roos Bill Housing Elements must include a “progress report” discussing the effectiveness and appropriateness of the previous element. This is Pomona’s first Roos Bill element and, technically speaking, a progress report is not a mandated requirement. The State Department of Housing and Community Development advised that an overview of construction activity, affordable housing development, and housing programs is sufficient.

Code Enforcement

The City has sought to upgrade target areas through a public service aimed at enforcement of property maintenance and various zoning codes through systematic inspection coupled with graffiti eradication. Program allocation was \$115,500. Funds were expended Citywide, using CDBG funds in low/moderate income areas and City funds elsewhere. Funding of the graffiti service was site specific, using CDBG monies for removal of graffiti from private property in eligible areas and City contributions from public property and non-eligible areas.

Substantial effort has been made to visually improve the appearance of neighborhoods. During FY 1987-88, 17,734 properties were found to have violations; of this amount, 5,162 were cited for vehicle or property maintenance violations. Graffiti removal services resulted in the eradication of graffiti from 708 sites.

Housing Rehabilitation

The City has continued to implement existing housing programs, including subsidized housing rehabilitation loans which provide a subsidy to create an effective interest rate of either 3%, 5%, or 7% in conjunction with the City's lender, Tokai Bank. For those eligible homeowners who have applied for a subsidized loan but could not qualify, the City offers a Deferred Loan repayable when the property changes ownership. In addition, the City has an emergency repair grant for low income homeowners to correct a single item failure affecting health, safety, or welfare. During the most recent program year 1 Emergency Grant and 42 deferred loans were approved for homeowners.

In addition, a lump sum drawdown of \$200,000, deposited in the previous year, was substantially expanded in order to support the introduction of a swing loan program designed to assist in the relocation and placement of older designed structures.

CONSTRUCTION

During the mid-to-late 1980s (1985-1988), there were 2,618 housing units constructed. About one half of the total inventory added were in multi-family structures of five or more units. The single-family, detached inventory accounted for about 25% of the stock added. A complete distribution is listed below:

√	Single family detached	672
√	Single family attached	294
√	2 to 4 units	302
√	5+ units	<u>1,350</u>
		2,618 housing units

3. HOUSING NEEDS ASSESSMENT

INTRODUCTION

The Housing Needs Assessment encompasses the following factors:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need. (Section 65583 (a) (1) of the Government Code) (emphasis added).
- Analysis and documentation of household characteristics including level of payment compared to ability-to-pay, housing characteristics, including overcrowding, and housing stock condition. (Section 65583 (a) (2)) (emphasis added).
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, and families with female heads of household, and families and persons in need of emergency shelter. (Section 65583 (a) (6)) (emphasis added).
- Analysis of opportunities for energy conservation with respect to residential development. (Section 65583 (a) (7)) (emphasis added).

With the foregoing in mind, the needs assessment is presented under the following four subject headings:

1. Housing Stock Condition
2. Existing Housing Needs for All Income Levels
 - Ability to pay
 - Overcrowding
 - Special housing needs
3. Projected Housing Needs for All Income Levels
 - Population trends
 - Employment trends
 - Share of regional need
4. Energy Conservation in New Development

HOUSING STOCK CONDITION

Introduction

There are differences between housing stock condition and housing improvement needs. The term “condition” refers to the physical quality of the housing stock; the quality of individual housing units or structures may be defined as either sound, deteriorating or dilapidated. Housing improvements, on the other hand, refer to the nature of the “remedial” actions necessary to correct defects in the housing condition such as demolition, minor repairs, major repairs and rehabilitation.

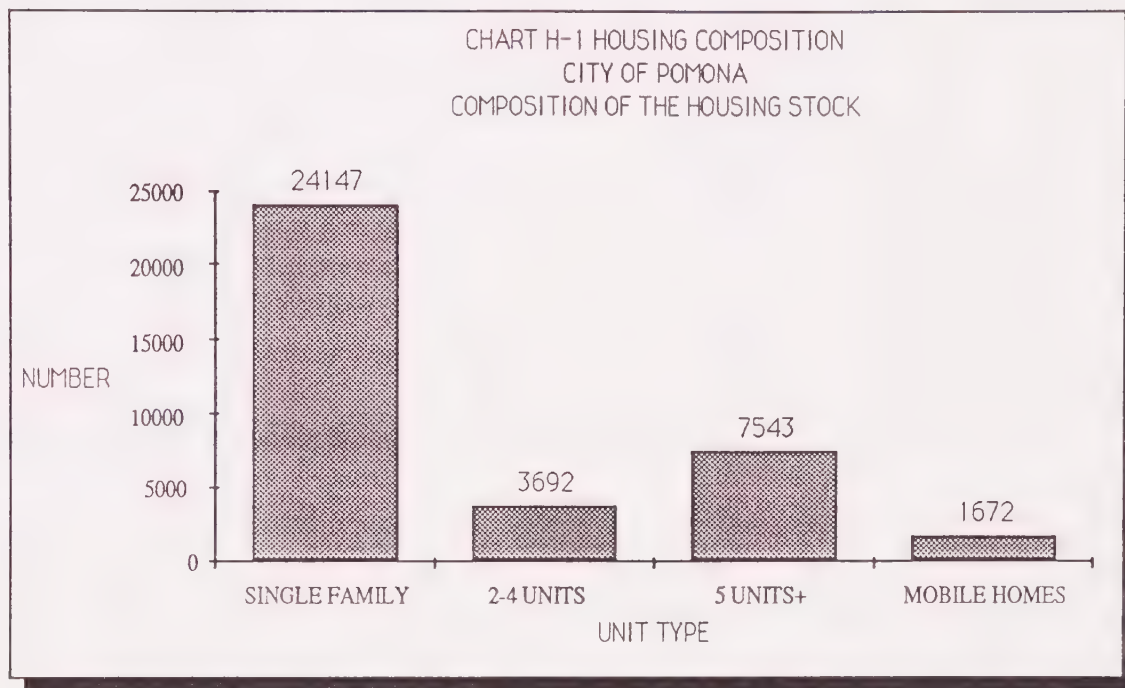
Assessment

As of January 1988, Pomona had a housing stock comprised of 37,009 dwelling units and a population of 119,144. Most of Pomona’s housing units are single-family dwellings; the complete breakdown is listed below:

**TABLE 1
COMPOSITION OF THE HOUSING STOCK
JANUARY 1988**

	<u>Number</u>	<u>Percent</u>
• Single-Family	24,147	65.2%
• 2 - 4	3,692	10.0%
• 5+	7,543	20.4%
• Mobile Home	<u>1,627</u>	<u>4.4%</u>
Total Units:	37,009	100.0%

Source: State Department of Finance, Housing Unit Estimates, January 1, 1988.



In 1980, the City's housing inventory included 32,153 dwelling units. Between April 1980 and January 1988, the stock has increased by 4,856 dwellings. Most of the net gain was in single-family dwellings, as noted below:

TABLE 2
CHANGES IN THE HOUSING SUPPLY: 1980 - 1988

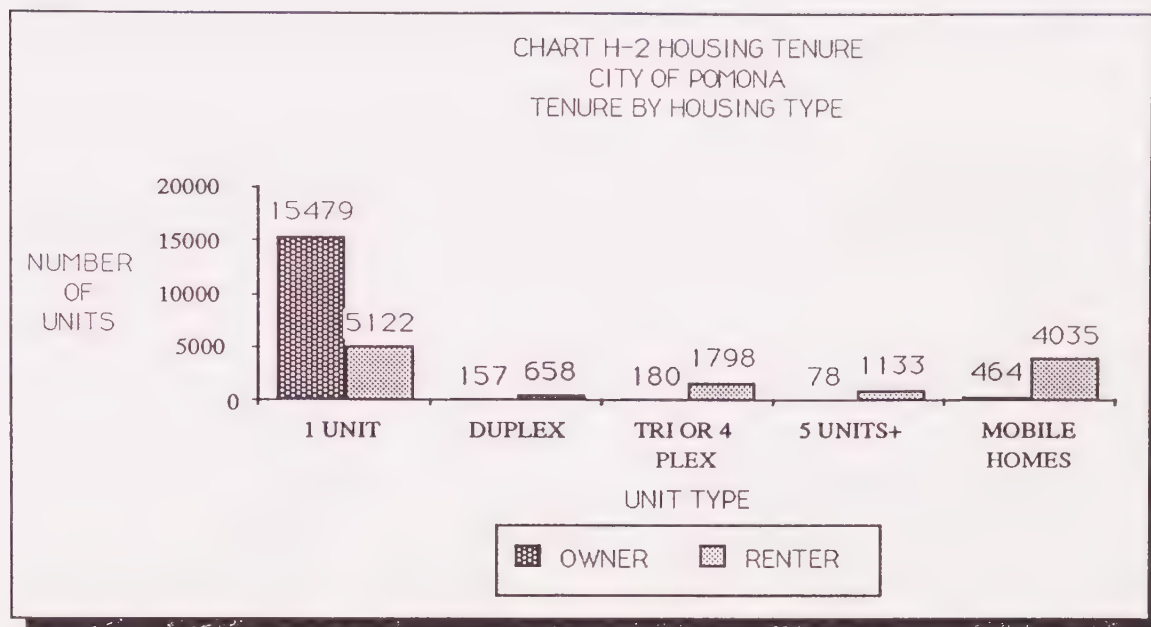
	<u>Number</u>	<u>Percent</u>
• Single-Family	2,692	55.5%
• 2 - 4	551	11.3%
• 5+	1,471	30.3%
• Mobile	<u>142</u>	<u>2.9%</u>
Total Units:	4,856	100.0%

Source: 1980 Federal Census of Population and State Department of Finance.

The vast majority of the housing supply is owner-occupied; 42.6%, of the stock in 1980 was renter-occupied. A high percentage of owner-occupied housing typically is correlated with the maintenance of housing quality. Short-term projections prepared by Urban Decision Systems, Inc., indicates that by 1992 the City of Pomona will have a tenure distribution consisting of 55% owner and 45% renter-occupied units. Tenure data by housing type are shown on Chart H-2. Table 3 indicates the tenure by housing type expressed in percentage terms.

TABLE 3
OWNER/RENTAL RATIOS BY HOUSING TYPE: 1980

	<u>% Owner</u>	<u>% Renter</u>
• 1 unit	75.1%	24.9%
• Duplex	19.2%	80.8%
• Tri-plex or 4-plex	9.1%	90.9%
• 5+ units	7.9%	92.1%
• Mobilehomes	84.4%	15.6%



Housing Condition Surveys

Cal-Poly January 1988 Survey

In February of 1988, the Winter Quarter Section of URP 331 undertook a multi-family dwelling unit and parcel condition survey for the City of Pomona. The City was divided into five (5) sub-areas (see Exhibit 2); a team of four field researchers including a team leader was assigned to each sub-area. Each team conducted an initial windshield survey, recording the locations of all multiple family units. The windshield survey was followed by intensive field research and secondary data collection related to assessor's rolls and business license computer print outs.

Structure Condition was based on the following criteria:

- A complex was given a good rating denoted by a "1" if: the parcel was in good condition with signs of obvious maintenance with no deficient conditions prevalent.
- A complex was given an adequate rating denoted by a "2" if: minor deficiencies such as stucco repairs, broken windows or minor structural deterioration was observed.

- A complex was given a substandard rating denoted by a “3” if: enough structural damage was evident to warrant replacement as soon as possible.

After determining the location of all multi-family units within the areas, information concerning the number of units, parcel identification number, and residency of the owner was found at the Los Angeles County Tax Assessor’s Office.

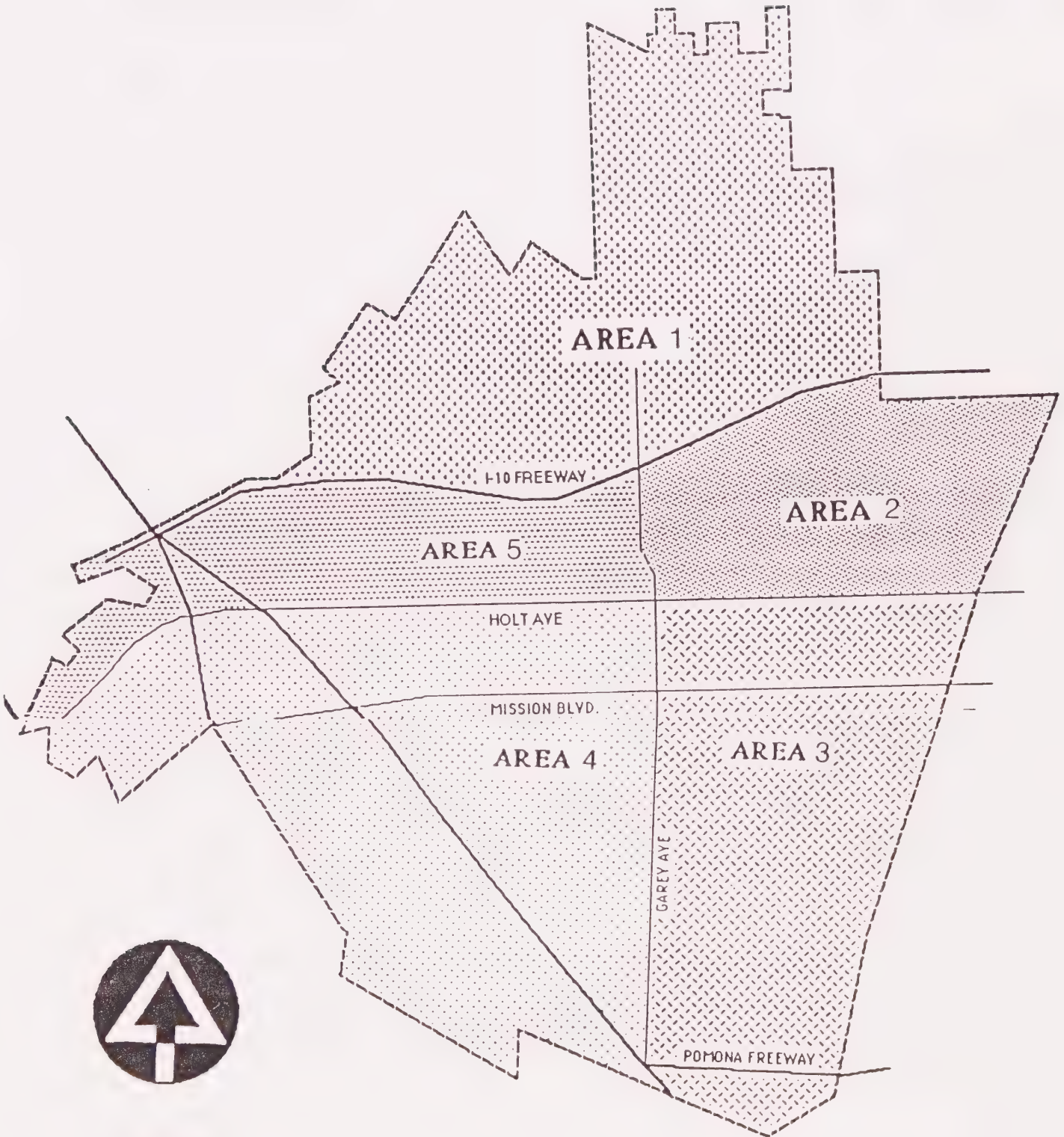
After compiling all available information, data was organized into frequency distributions of parcel condition rating, structure condition rating by the size of complexes, structure condition rating by age, and distribution of complexes by structure rating and the place of residence of the complex owner. A detailed list of all complexes found in the City was also compiled stating the address of the complex, number of units in the complex, structure rating, business license number, and whether or not the owner of the complex resided in the City of Pomona.

Area 1

Area 1 forms the northern part of the City of Pomona. It is bordered by the San Bernardino Freeway (I-10) on the south, the City of La Verne to the west, and by the City of Claremont to the north and east. There are four major arterials located within Area 1; Garey and Towne Avenues, which run north-south, Foothill Boulevard and Arrow Highway, which run east-west.

Parcels in Area 1 are zoned primarily for single-family residential uses with many areas located along the major arterials and access points zoned for commercial, office, and manufacturing. Area 1 is experiencing little residential and commercial development. The average age for multi-family dwellings is over 25 years. It should be noted that information on age could not be found for 18 of the 78 complexes.

When compared to the other four areas of the City, Area 1’s multi-family complexes were rated overall in better condition. Over 53% of the Area 1’s complexes were given a structure condition rating of “1” compared to only 39.13% city-wide. However, Area 1 has nearly double (11.54% vs. 6.8%) the percentage of units given a poor structure rating as compared to the other four areas.



LEGEND

- CITY BOUNDARY
- MAJOR FREEWAY
- MAJOR ARTERIAL

NOT TO SCALE

CITY OF POMONA

Area 2

Area 2 is bordered by the San Bernardino Freeway (I-10) to the north, Holt Avenue to the south, and the cities of Claremont and La Verne respectively to the east and west.

Area 2 has the best overall structure rating compared to all other areas. No complexes or parcels were rated as being hazardous or unsightly (structure rating 3). Out of 264 complexes, 179 (67.8%) were assigned a rating of “1”. Area 2 also had the highest occurrence of complexes out of 264 complexes with a current business license (42%).

Area 3

Area 3 is located in the southeast corner of the City of Pomona. It is bordered on the north by Holt Avenue, on the east by Garey Avenue, and on the south and west by Pomona city limits. The complexes surveyed were located primarily in areas zoned for multi-family dwelling units (13 complexes were zoned in transitional areas). The survey revealed that none of the complexes were located in areas zoned for single-family residential.

Multi-family dwelling units consisting of 1,000 square feet of living area were dominant in the area (137 out of 248 or 55%). Of the 248 complexes inventoried 120 (48%) were found to have a structure rating of “1”, 106 (43%) were given a structure rating of “2”, and 22 (9%) were given a structure rating of “3”. In researching the business licenses, it was found that 167 out of 248 complexes (67%) do not have an active business license. Only 81 complexes (33%) have an active business license.

Proportionally, Area 3 has almost the same percentages of units with structure ratings of “1”, and “2”. Only in the category of structures with a rating of “3” was Area 3 not the same. It had over double (5.66%) versus (10.53%) the percentage of units with a structure rating of “3”.

Area 4

Area 5 forms the southwest part of the City of Pomona. The boundaries of Area 4 are Holt Avenue on the north, Garey Avenue on the east, and City of Chino to the south, and community of Diamond Bar to the west. Area 4 contained most of the City’s Central Business District, and all information indicated that the point of origin for the City of Pomona began

in Area 4. The majority of the land in the area is zoned for development of multi-family housing, however, there is a substantial amount of land zoned for commercial uses along the arterials. Area 4 is the most densely populated of the five area of the City of Pomona.

Area 5

Area 5 has the boundaries of Holt Avenue to the south, Garey Avenue to the east, the San Bernardino Freeway (I-10) to the north, and the City of Walnut to the west. This area contains a wide variety of uses such as: a university, industrial warehouses, office buildings, commercial/retail, and an array of residential uses.

Area 5 contains roughly 15% of the City's multi-family complexes. Most of the multi-family complexes were duplexes and triplexes.

All of the apartment complexes varied in condition. It was found that there was no direct relationship between the age of the complexes and their condition. It was assumed the older the complex, the worse the condition. This was not always the case.

Area 5 needs to rehabilitate many of their apartment complexes and could generate more revenue if more complexes has business licenses.

Citywide Survey of Housing Conditions

As part of the City's efforts to compile a land use data base, the condition of housing was assessed by an exterior survey of quality and inadequate premise conditions. The following was collected at the lot/parcel level:

Housing Quality:

- 01 Excellent
- 02 Sound (paint and/or minor deficiencies)
- 03 Deteriorating (roof and/or other structural deficiencies)
- 04 Dilapidated (several major deficiencies)

Inadequate Premise Conditions:

- 01 None
- 02 Driveway
- 03 Accessory Structure
- 04 Fencing
- 05 Retaining Walls
- 06 Walkways
- 07 Abandoned Motor Vehicles
- 08 Rubbish Accumulation
- 09 Other (e.g., lack of yard maintenance to point of hazard)
- 10 Two or more problem areas

Improvement Action:

- 01 None required
- 02 Minor rehabilitation (paint, minor repairs)
- 03 Moderate rehabilitation (roof or other moderate repair on otherwise sound structure)
- 04 Substantial rehabilitation (several major areas require attention to restore structure to sound status)
- 05 Unsuitable for rehabilitation

The housing condition survey was completed in 15 community sectors of the City of Pomona. Preliminary data have been assembled and they are summarized in Tables 4 and 5.

TABLE 4
CITY OF POMONA: HOUSING QUALITY SURVEY — 1988

<u>Sector</u>	<u>Excellent</u>	<u>Sound</u>	<u>Deteriorating</u>	<u>Dilapidated</u>	<u>Total</u>
5	378	211	239	1	829
7	728	578	372	13	1,691
14A	29	51	42	3	125
14B	11	14	16	5	46
16	<u>176</u>	<u>115</u>	<u>129</u>	<u>11</u>	<u>431</u>
Total:	1,322	969	798	33	3,122

Source: 1988 Condition of Housing Survey by Castañeda & Associates.

TABLE 5
CITY OF POMONA — HOUSING QUALITY SURVEY

SECTOR 5

	<u>Number</u>	<u>Percent</u>
Excellent	378	45.6%
Sound	211	25.5%
Deteriorating	239	28.8%
Dilapidated	<u>1</u>	<u>0.1%</u>
	829	100.0%

SECTOR 7

	<u>Number</u>	<u>Percent</u>
Excellent	728	43.3%
Sound	578	34.0%
Deteriorating	372	21.9%
Dilapidated	<u>13</u>	<u>0.8%</u>
	1,691	100.0%

SECTOR 14A

	<u>Number</u>	<u>Percent</u>
Excellent	29	23.2%
Sound	51	40.8%
Deteriorating	42	33.6%
Dilapidated	<u>3</u>	<u>2.4%</u>
	125	100.0%

TABLE 5 (Cont')
SECTOR 14B

	<u>Number</u>	<u>Percent</u>
Excellent	11	23.9%
Sound	14	30.4%
Deteriorating	16	34.8%
Dilapidated	<u>5</u>	<u>10.9%</u>
	46	100.0%

SECTOR 16

	<u>Number</u>	<u>Percent</u>
Excellent	176	40.8%
Sound	115	26.7%
Deteriorating	129	29.9%
Dilapidated	<u>11</u>	<u>2.6%</u>
	431*	100.0%

* Two units not available

EXISTING HOUSING NEEDS FOR ALL INCOME LEVELS

The housing needs of resident Pomona households are presented in two ways:

- Housing assistance needs
- Special housing needs

An assessment of housing assistance needs includes the following:

Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (Section 65583 (a) (2)) (emphasis added)

. . . a quantification of the locality's existing and projected housing needs for all income levels. (Section 65583 (a) (1)) (emphasis added)

Under present law, a housing element also must include an analysis of special housing needs. These needs refer to households having atypical characteristics — the handicapped, elderly, large families, farm workers, female heads of households, and families and persons in need of emergency shelter. Overcrowded households fall within the intent of the special housing needs analysis and must be included in the needs assessment.

Housing Assistance Needs

California housing law requires regional planning agencies to identify “existing” and “future” housing needs every five years. The Southern California Association of Governments is the regional planning agency responsible for generating the existing and future needs numbers for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. In 1983, the need figures were contained in a report known as the Regional Housing Allocation Model; now, in 1988 the same planning tool has been re-named to Regional Housing Needs Assessment.

In the 1988 Regional Housing Needs Assessment (RHNA), existing need is defined as the number of resident lower income households paying 30% or more of their income for housing. Previously, the same definition had been used in the 1983 Regional Housing Allocation Model (RHAM). The 1980 Federal Census was the primary data source for both the 1983 RHAM and 1988 RHNA.

According to the RHNA, there are 8,687 resident lower income households paying 30% or more of their income on housing costs. This number equals 23% of Pomona's total resident households. The income and tenure distribution of these 8,687 lower income households is listed in Table 6.

TABLE 6
CITY OF POMONA: EXISTING HOUSING NEED
BY INCOME AND TENURE: 1987

	<u>Owner</u>	<u>Renter</u>	<u>Total</u>
Very Low Income (0-50% of median income)	1,382	4,508	5,890
Low Income (50% - 80% of income)	<u>843</u>	<u>1,954</u>	<u>2,797</u>
Total:	2,225	6,462	8,687

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, June 1988.

To help resolve the problem of overpaying, the City provides rental subsidies through HUD administered Section 8 Programs, Certificate, Housing Voucher and Moderate Rehabilitation. The basic purpose of the Section 8 program is to offer expanded opportunities for rental assistance to very low-income families by utilizing existing housing units. Subject to availability of subsidies, eligible families receive housing assistance payments to reduce the cost of rental housing. As of January 1, 1991, 687 resident households receive Section 8 rental assistance to help resolve the overpaying problem. Additional assistance to reduce overpaying may be available from the Redevelopment Agency's Low and Moderate Income Housing Fund.

Special Housing Needs

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

“Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farmworkers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments.” *

1. Handicapped Households

Households with one or more members who have physical handicaps sometimes require special design features in the housing they occupy. Some, but certainly not all, handicapped households also have housing assistance needs. The focus of handicapped households as a special need segment is primarily on their number and economic situation.

The needs and problems of the disabled and handicapped population have been described as follows:

The major housing problems of disabled people are the lack of affordable accommodations and inadequate accessibility to newly built or existing housing. These basic problems are caused by a variety of factors: a) subtle, or not so subtle, discrimination; b) lack of understanding and sensitivity to the needs of the disabled; c) lack of financial resources and incentives available to those who want to make their buildings accessible and; d) lack of knowledge as to how accessibility can be improved.

General solutions include: a) public recognition and commitment to correcting the problems; b) education of and dissemination of information to the public and building owners; c) modifications to existing codes and regulations; d) enforcement of existing laws and regulations; and e) increased financial assistance for housing programs. **

* State Department of Housing and Community Development, “Housing Element Questions and Answers,” (March 1984).

** The Center for Independent Living Inc., Berkeley and the Northern Section, Cal Chapter of the American Planning Association, A Guidebook on the General Plan and Disabled, June 1981.

With respect to handicapped households, the 1980 Census contains data on persons who have physical disabilities that are work and/or public transportation related. According to the 1980 Census, there were 5,754 persons in Pomona with a work disability, which was defined as a physical condition that impeded a person's ability to work. Of this total, 36% of the persons with a work disability were in the labor force. There are no income data reported in the 1980 Census for persons with these physical disabilities. Because of these data gaps, it is not possible to estimate the number of lower income householders with a handicapped condition that are residing in Pomona.

2. Elderly Households

According to the 1980 Census, there were 8,167 persons who were 65 years of age or older which represented 8.8% of Pomona's total population. In addition, there were 3,316 persons 60-64 years of age. The 1980 Census also indicated that there were 5,174 households with a head 65 years or older. Of the total senior households, 65.9% are owners and 34.1% resided in renter-occupied dwellings. Based on a straight-line extrapolation of population and household growth between 1980-88, there is now an estimated 10,485 senior persons and 6,328 senior households. Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. The financial capacity for coping with increased housing costs depends heavily on tenure; that is, the owner or renter status of the elderly households. With infrequent and small increases in income and potentially large increases in housing costs, the senior renter is at a continuing disadvantage compared to the senior owner. As noted above, about one-third of all seniors reside in renter-occupied housing units. For senior renter households, the predominant need is overpaying on housing costs. For senior owner households, housing costs and property maintenance are serious problems.

3. Overcrowded Households

Overcrowding is defined as housing units with 1.01 or more persons per room. In 1980, there were 3,507, households residing in overcrowded conditions. An estimated 11.6% of all the City's households were overcrowded in 1980. This percentage, applied to the total households in 1988, yields a current estimate of 4,293 overcrowded households. The distribution is listed on the following page.

1.01 - 1.50 persons per room	2,533	58.7%
1.51 + persons per room	1,760	41.3%
	4,293	100.0%

According to the 1980 Census, about one-third of all overcrowded households had annual incomes below the poverty level. The lower income, overcrowded households have unmet housing needs regarding enough space for daily living and housing expenses within their economic means.

4. Farm Workers

Farm workers are one of seven special needs groups referenced in the State law. There were 601 Pomona residents employed in the “farming, forestry and fishing” occupations in 1980. This employment category is an indicator of farm workers and farmworker households. The distribution of the 601 workers is as follows:

• Farm Managers	23
• Other Farm Workers	209
• Related Agriculture	329
• Forestry and Logging	40
• Fishing, Hunting and Trapping	<u>-0-</u>
	601

Agriculture - related workers constituted 1.6% of all employed residents of Pomona in 1980. Because of additional development since 1980 in the City and adjacent communities, the persons employed in agriculture industries are assumed to have decreased. The lower income farmworker households have been probably included in the assessment of overpayment and overcrowding. The unique needs of farmworker households may include small units for individuals and three bedroom units for large families.

5. Female Heads of Household

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by females. Evidence from the 1980 Census of Population seems to confirm the consequences of this trend.

According to federal census data, the City of Pomona had 7,918 female head of households. The number of female head of households represents 26.1% of all the City's households as of 1980. This percentage applied to the 1988 households yield a current estimate of 9,659 female heads of household. A further breakdown is given below (based on percentages prevailing in 1980):

- 1-person female head of household = 49.5%
- 2-person household with female head = 50.5%
- 100.0%

The 1980 Census also reported on the status of all female persons 15 years or older, as identified below.

TABLE 7
CITY OF POMONA: STATUS OF FEMALE PERSONS — 1980

	<u>Number</u>	<u>Percent</u>
• Single female	8,667	24.9%
• Married female	17,290	49.7%
• Divorced/separated	4,884	14.0%
• Widowed	<u>3,978</u>	<u>11.4%</u>
	34,819	100.0%

Source: 1980 Federal Census of Population and Housing.

The following data from the 1980 Census indicates the median family income of female households:

- With children less than 6 years = \$6,496
- With children 6-17 years = \$9,270
- Without children = \$13,265

6. Large Families

Large families are defined as households with five (5) or more persons. The most recent data available on this characteristic is from the 1980 Federal Census and is presented in Table 8.

That data, now eight years old, indicates that 18.5% (N = 5,576) of the City's total households had five or more persons. If this same ratio were applied to all the City's current number of households, there would be about 6,700 large-family households residing in Pomona as of January 1988.

TABLE 8
CITY OF POMONA: HOUSEHOLD SIZE — 1980

<u>Number of Persons in Household</u>	<u>Number of Households</u>	<u>Percentage Distribution</u>
1	6,900	22.9%
2	8,386	27.8%
3-4	9,310	30.8%
5+	<u>5,576</u>	<u>18.5%</u>
	30,172	100.0%

Source: 1980 Federal Census of Population and Housing.

7. Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding "families and persons on need of emergency shelter" to the special needs groups to be considered in each jurisdiction's Housing Element.

Because of the mobility of the homeless population, precise data has proved elusive. However, recent studies of the homeless in Pomona have resulted in certain conclusions (Report To Governing Body Tri-City Mental Health Authority, July 1985; Human Service Needs of the Homeless in the Tri-City Catchment Area: A Preliminary Report, December 1984):

- √ The homeless population is decidedly more heterogeneous than the previous decade;
- √ There are approximately 1,500 homeless in Pomona and the contiguous communities of Claremont and La Verne;
- √ The majority of the homeless are Pomona residents, not transients;
- √ The homeless population is characterized as being comprised of temporarily displaced (60%), chronically mentally ill (20%) and veteran homeless (20%);
- √ Of the total number of homeless, 50% have temporary or long-term mental health needs.

Service providers for the Pomona area are listed in Table 9. This information is based on a survey by City staff, that was updated in January 1988. The range of services offered includes temporary shelter, food, clothing, job training, counseling, medical services and referral services. There are no shelter facilities in Pomona for single men, except housing voucher programs.

CHANCES a local homeless coalition for the Cities of Pomona, Claremont and Ontario. This group provides networking among service providers to assist the homeless. Various churches and non-profit agencies participate in this group.

The Pomona Valley Council of Churches is the largest service provider in the City of Pomona. Judith Griffen of the PVCC indicated that the agency sheltered 402 persons in 1987. There were 944 requests for shelter during that year. Their clientele consists mostly of Pomona residents on marginal income rather than a transient population. In addition to providing shelter, the PVCC attempts to connect the homeless household with appropriate resources. This agency has received a \$27,000 Emergency Shelter Grant through the City of Pomona to rehabilitate an existing shelter. Upon completion, the capacity will be increased to 25 beds.

Sonny Becera of the Chicano Family Services indicated that his agency provides food to approximately 175 homeless individuals in Pomona per month. Their homeless facility serves approximately 25 persons a month. They frequently turn people away due to lack of capacity.

The Pomona Neighborhood Center, Inc., implements a cold weather housing voucher program funded by the County. The program operates from November 1 to March 31. Whenever the evening temperature is 40 degrees or less, vouchers are distributed for up to 3 days motel lodging and meals. Ms. Dorothy Kumar, director of this program, distributes the vouchers to nine agencies including the Pomona Police Department. As yet, no one has been turned away for lack of vouchers.

Pomona has adopted a Comprehensive Homeless Assistance Plan in accordance with Title IV of the McKinney Homeless Assistance Act. The City recognizes the need for additional service facilities and is endeavoring to meet that need through all available resources.

TABLE 9
SERVICE PROVIDERS

HOMELESS SERVICES

AGENCY	TARGET GROUPS	# BEDS	Facility/Services
1 Dept. of Social Serv. (DPSS) Aid to Family w/ Dependent Chld 2020 W. Holt, Pomona Phone: 865-5308 Attn: Ms. Wright	anyone w/ dependent children	none	vouchers for a week stay, \$30/night, 2 week max.
2 First Presbyterian Church 401 N. Gibbs, Pomona Phone: 622-8812	any	none	food, donate \$ to other shelters and the Hunger Center
3 Pomona Neighborhood Center, Inc 999 W. Holt Blvd., Pomona Phone: 620-7691 Attn: Dorothy Kumar	any	none	during cold/wet weather program (Nov-Jan)
4 Pomona Valley Council of Churches (PVCC) 1753 N. Park, Pomona Phone: 622-3806 Attn: Pat Irish, Director	no single males w/o children or family	22 beds per evening	30-day EMERGENCY SHELTER, clothing & case mgmt., child care & job preparation training. Limited rental & utility asst
5 Salvation Army 490 E. La Verne, Pomona Phone: 623-1579 Attn: Capt. Diez	Pomona residents/stranded families	none	emergency food, bus ticket, counseling
6 Seventh Day Adventist Church, Pomona Phone: 622-1450	any	none	emergency food & clothing
7 New Gethsemane Church 177 W. Monterey Ave Pomona, CA 91766 Phone: 620-8137 Attn: Mr. Tyrone Neeley	any	none	food distributed daily at noon
8 Chicana Service Action Center, Inc., Pomona Chicano Family Services 151 E. 2nd St., Pomona Phone: 620-0383 Attn: Sunny Becerra	families or single women	12	EMERGENCY SHELTERS food, clothing, furniture, and job training
9 Women's & Family Crisis Center - Social Services 151 2nd St., Pomona Phone: 623-9751 Attn: Sunny Becerra	homeless/ battered women	8	referral services, counseling, medical assist, food, and transportation - shelter is in L.A.
10 Volunteer Center of the Greater Pomona Valley Phone: 623-1284	N/A	none	provide volunteers for non-profit agencies and referral
11 Foothill Aids Project P.O. Box 2321, Pomona Phone: 620-0359 Attn: Wilma Gardner	any with HIV+	none	food, clothing, counseling, and referral

TABLE 9
(CONT.)

HOMELESS SERVICES

AGENCY	TARGET GROUPS	# BEDS	Facility/Services
12 Vineyard Jobs 2801 No. Towne Ave. Suite E. Pomona Phone: 621-6837 Attn: Ed Sutherland	homeless unemployed group	none	pre-employment training, counseling and post-employment follow-up
13 House of Ruth P.O. Box 457 Claremont, CA 91711 Phone: (714) 623-4364 Attn: Sue Crumpton	Homeless/Economically disadvantaged battered women and their children	20	EMERGENCY SHELTER, 30 days food, individual and group counseling, emergency transportation, legal and social advocacy, and 24-hour hotline services
14 Church of Christ Site - 501 Vinton Pomona, CA Phone: (714) 591-7599 Attn: Don Golden	homeless ex-offenders and other homeless families	7	TRANSITIONAL SHELTER (6+ mos.) food, shelter, clothing, transportation, job preparation & a savings plan
15 Pomona Women's Fellowship Home Site - 346 E. Monetary Avenue, Pomona Phone: (714) 593-4231 Attn: Mary Hodge	homeless abused or battered women	7	EMERGENCY SHELTER, clothing, food, life-skills training, & job preparation
16 Elsie Manning Friend Indeed Service Center 420 W. Center Street Pomona, CA 91768 Phone: 620-9522 Attn: Ms. Wright	Homeless people	none	food, counseling, job referral, clothing
1 American Red Cross 675 N. Park, Pomona Phone: 622-1348 Attn: Jeanette Bullock	disaster victims, servicemen	2	referrals only
2 United Way Fundraising Organization 123 D St., Ontario Phone: 395-5200 Attn: Beth Gallegos	any	none	referral services only, take 24 hours emergency calls, and counseling Info line 1(800) 242-4612
3 National Council on Alcoholism 637 Park Ave. Pomona, CA 91768 Phone: (714) 629-4084 Attn: Lucile Murdock	Alcoholic men	N/A	Drop in center

Quantification of homeless persons and services is difficult. According to the most recent research available, there are an estimated 1,500 homeless persons in Pomona and the contiguous communities of Claremont and La Verne. An estimate of Pomona's share of the homeless total can be based on the City's share of the population total in the three cities, as listed below:

•	Pomona	64.4%
•	La Verne	15.9%
•	Claremont	19.7%

Application of the percentage share above to the homeless population total yields an estimate of 966 homeless persons in Pomona. The following service provider statistics are available:

•	Pomona Valley Council of Churches	427 persons
•	Chicano Family Services	175 persons
•	Other Providers	<u>104 persons</u>
		706 persons

The above data indicate that there is a balance between needs and resources. The City continuously explores additional resources to meet all needs to the extent possible.

For example, in February 1989, the City Council was requested by City staff to apply for a \$27,000 grant to the Emergency Shelter Grants Program (ESGP). If awarded, the money could be utilized for the development, conversion or rehabilitation of emergency shelters as well as the provision of certain essential social services. This grant will enable the City to contribute to meeting the needs of another 22 homeless persons and families. Upon HUD notification of the award, the City will be granted 180 days in which to obligate grant funds. During that time, requests-for-proposals will be sent to non-profit agencies, interviews will be conducted and on award of agreement will be recommended to the City Council.

The Technical Appendix contains the City of Pomona's Comprehensive Homeless Assistance Plan which meets the requirements of Title IV of the Stewart B. McKinney Homeless Assistance Act. This Plan includes an inventory of services and facilities pertinent to Pomona.

PROJECTED HOUSING NEEDS

Introduction

This section of the Housing Element discusses the various factors which induce a demand for housing. The factors include a review of population and employment trends as well as the City's "share of regional housing need."

Population and Employment Trends Analysis

Between April 1980 and January 1988, the population of Pomona increased from 92,742 to 119,144. Concurrently, the housing stock had a net positive change of almost 5,000 dwelling units. Table 10 summarizes the data on population change since 1950. Table 10 presents information on the yearly increase in housing units by type and the number developed within the Phillips Ranch area.

TABLE 10
CITY OF POMONA: POPULATION TRENDS — 1950 TO 1988

<u>Year</u>	<u>Population</u>	<u>Incremental Increase</u>	<u>Cumulative Increase</u>
1950	35,404		
1960	67,157	31,753	
1970	87,384	20,227	51,980
1980	92,742	5,358	57,338
1981	96,208	3,466	60,804
1982	100,216	4,008	64,812
1983	102,257	2,041	66,853
1984	104,886	2,629	69,482
1985	106,345	1,459	70,941
1986	112,775	6,430	77,371
1987	117,827	5,052	82,423
1988	119,144	1,317	83,740

Source: U.S. Census of Population and Housing, 1950-1980 (as of April of each year)
State Department of Finance, Population Research Unit, Annual Population
Estimates for 1981 through 1988, (as of January 1 each year)

Table construction by Castañeda & Associates.

TABLE 11
RESIDENTIAL DEVELOPMENT ACTIVITY AS EXPRESSED IN BUILDING PERMITS BY TYPE AND YEAR

<u>Year</u>	<u>Single Family</u>	<u>Phillips Ranch</u>	<u>Duplex</u>	<u>Other</u>	<u>Multi -Family</u>		<u>Demolition</u>	<u>Total</u>	<u>Total w/o Phillips Ranch</u>
					<u>3-4</u>	<u>5+</u>			
1980	28	424	13	1	102	25	28	593	169
1981	9	412	24	5	93	66	32	609	197
1982	29	206	24	3	98	152	41	512	347
1983	102	375	4	9	36	191	34	717	342
1984	110	196	21	6	76	42	38	451	255
1985	102	133	30	1	39	200	41	505	372
1986	102	97	8	1	44	567	48	819	722
1987	45	551	18	2	34	306	61	956	405
<u>1988</u>	<u>63</u>	<u>130</u>	<u>4</u>	<u>1</u>	<u>89</u>	<u>95</u>	<u>48</u>	<u>382</u>	<u>252</u>
Total:	590	2,542	146	29	611	1,644	371	5,544	3,061

Yearly Mean = 616 340

Note: Single Family: d.u. built outside of Phillips Ranch
Phillips Ranch: d.u. built inside of Phillips Ranch
Other: Dwlg. gained by move in or conversion

Source: City of Pomona Building Division Monthly Statistical Reports, 1980 through 1988.

Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- √ Market demand for housing
- √ Employment opportunities
- √ Availability of suitable sites
- √ Availability of public facilities
- √ Commuting patterns
- √ Type and tenure of housing needs
- √ Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the state housing element law, must seek to avoid further “impaction” of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, “. . . a locality’s share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction’s general plan.” (Section 65584 (a)). In addition, according to that same section, “Each locality’s share shall be determined by the appropriate councils of government consistent with the criteria “ set forth by the State Department of Housing and Community Development. In the case of Pomona, this appropriate council is SCAG.

Southern California Association of Governments (SCAG) Criteria

Definition of Need

“Existing” and “future” need are identified by SCAG every five years pursuant to the authority granted in the state housing law. “Existing Need” is defined as the number of lower income households currently overpaying for housing; that is, expending 30% or more of income on housing costs as of January 1, 1987. “Future Need” is defined as number of additional housing units by income level that will have to be added to each jurisdiction’s housing stock from July 1, 1989 to June 30, 1994 in order to:

- Accommodate household growth
- Compensate for demolitions and other inventory losses
- Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of State Income Levels

Four income levels are identified in state law that must be considered in the Future Need calculations. These are:

- “Very Low” — less than 50% of the Los Angeles County median income
- “Low” — 50% - 80% of the median income
- “Moderate” — 80% - 120% of the median income
- “Upper” — more than 120% of the median income

According to SCAG:*

“Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied.” (emphasis added)

* Southern California Association of Governments, Draft 1988 Regional Housing Needs Assessment, March 1988, page 8.

Avoidance of Impaction

The State housing law requires that in allocating future housing need by income level further “impaction,” or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called “impacted” jurisdictions. The 1988 RHNA deals with the “avoidance of impaction” criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Use of RHNA Numbers

According to SCAG: *

“... there has been a great deal of miscommunication and misunderstanding of the true significance of these numbers. They are NOT quotas for development which cities must reach by 1994. Rather, they are an identification of regional housing need and an allocation of it by jurisdiction. . . . when a jurisdiction finds in its Housing Element that the allocation is not achievable by 1994 for certain reasons explicit in the State Housing Law, it may modify these numbers in accordance with State law.

Future Need

As explained earlier, future needs identifies the number of housing units (by income level) that should be added to each jurisdiction’s housing stock from July 1, 1989 to June 30, 1994. In addition, “the State HCD has pointed out to SCAG that localities must account in their Housing Elements for the Future Needs that will have already occurred during the 1-1/2 year “gap” period from January 1, 1988, to June 30, 1989. In order to do this, each jurisdiction should make adjustments to its planning for the 1989-94 period by comparing what will have actually occurred in the 1/88-7/89 “gap” period to the estimated accrual of need . . . “

* Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988.

Table 12 indicates the projected housing needs, as revised by the City of Pomona, through mid-year 1994. The projections indicate a need for 1,625 market rate housing units during the planning period. In addition, the RHNA forecasts a need for 1,182 housing units for very low- and low-income households. Meeting the needs of these households usually requires housing subsidies and financial assistance.

TABLE 12
CITY OF POMONA: REGIONAL HOUSING NEEDS ASSESSMENT
JULY 1989 TO JUNE 1994

<u>Income Level</u>	<u>Number of Housing Units</u>	<u>Percentage Distribution</u>
Very Low	344	16.4%
Low	503	24.0%
Moderate	459	21.9%
Above Moderate	<u>791</u>	<u>37.7%</u>
Total:	2,097	100.0%

Source: Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, July 1988.

Sub-Regional Income Distribution

The City currently has a significant percentage of lower income households. Four charts are included in the following pages showing Pomona's share of housing needs in the context of the local market area which includes:

- Claremont
- Montclair
- La Verne
- San Dimas
- Pomona

The City of Pomona's allocation of lower income households is almost equal that of the other cities combined. Realization of these projections would not alter the City's income distribution significantly and affect the school over crowding constraints.

CHART H-3 CITY OF POMONA
SUBREGIONAL DISTRIBUTION
OF VERY LOW INCOME HOUSEHOLDS

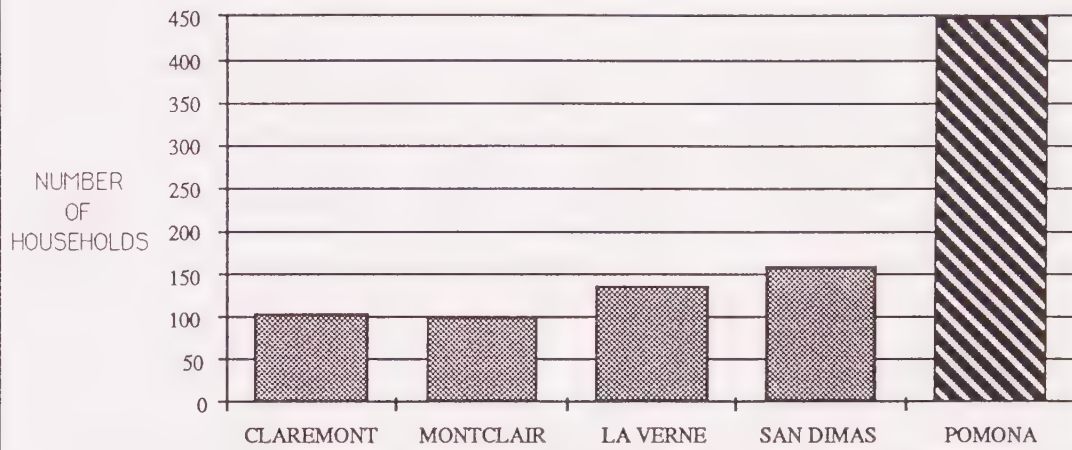


CHART H-4 CITY OF POMONA
SUBREGIONAL DISTRIBUTION
OF LOW INCOME HOUSEHOLDS

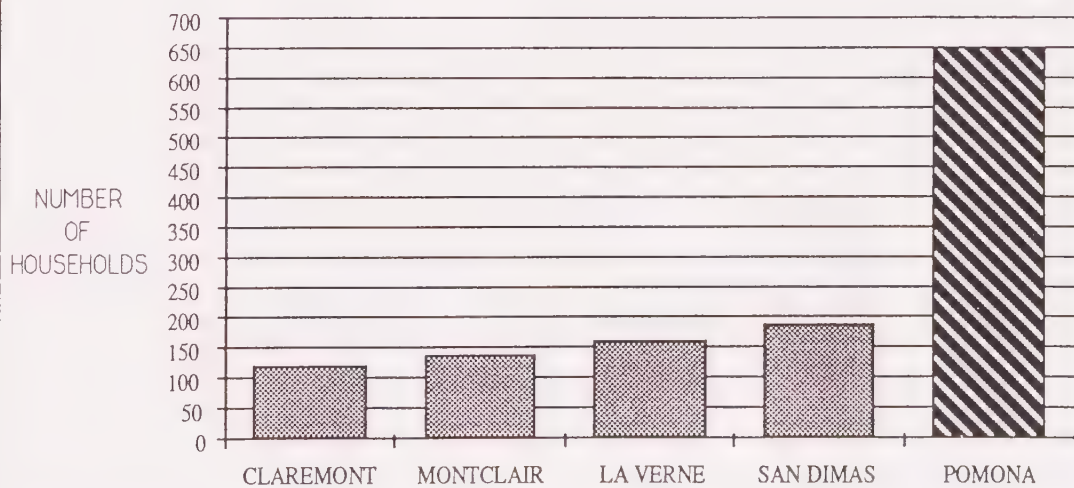


CHART H-5 CITY OF POMONA
SUBREGIONAL DISTRIBUTION
OF MODERATE INCOME HOUSEHOLDS

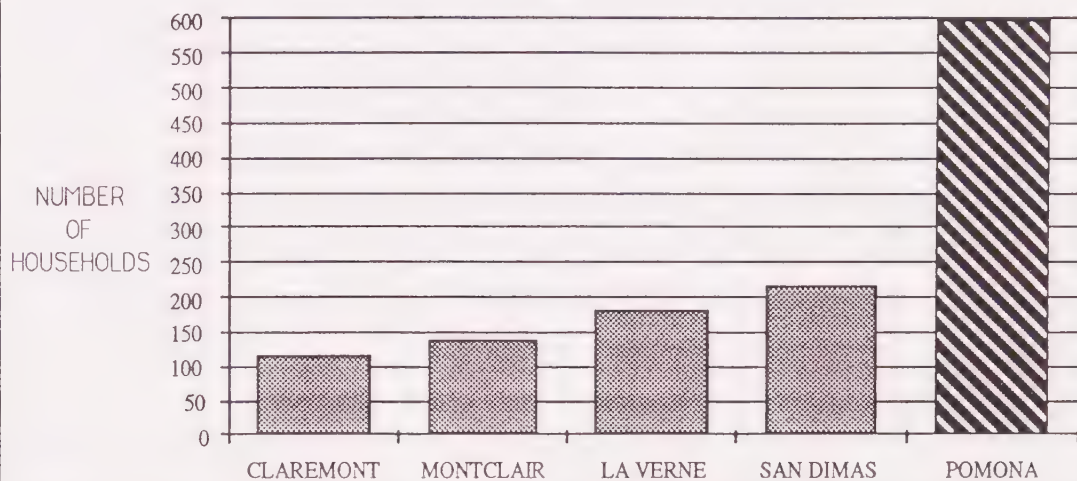
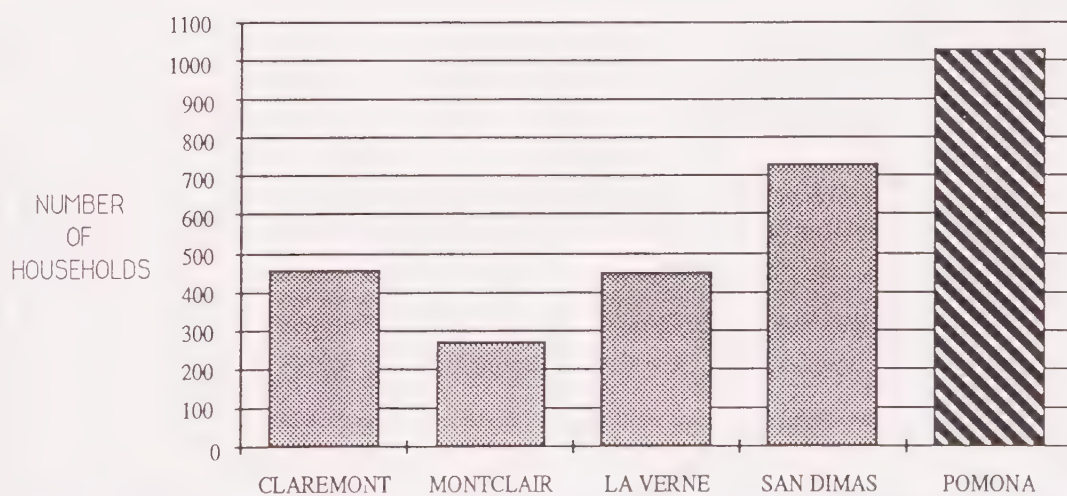


CHART H-6 CITY OF POMONA
SUBREGIONAL DISTRIBUTION
OF UPPER INCOME HOUSEHOLDS



ENERGY CONSERVATION IN NEW DEVELOPMENT

Under current law, the housing element must include the following:

“Analysis of opportunities for energy conservation with respect to residential development.” (Section 65583 (a) (7)).

In relation to new residential development, and especially affordable housing, construction of energy efficient buildings does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should result in reduced occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures, then, is one way of achieving more affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs. Generally speaking, utility costs are among the highest components of ongoing carrying costs.

INTRODUCTION

This section of the housing element provides an inventory of resources and constraints relevant to addressing Pomona's housing needs. Under present law, the element must include an inventory of resources and constraints as follows:

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and cost of construction.

INVENTORY OF LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

Vacant Land Inventory

Site Availability

In October 1987, an interpretation of the State Attorney General added new insight on how the Councils of Government must determine a locality's share of regional housing need. The question posed to the Attorney General was as follows:

Must the availability of suitable housing sites be considered based upon the existing zoning ordinances and land use restrictions of the locality or based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions. (emphasis added).

The Attorney General's opinion * in regard to this important question is as follows:

"We find no indication in Section 65584 that current zoning ordinances and land use restrictions are to limit the factor of "the availability of suitable sites." A housing site would be unsuitable based upon its physical characteristics, not because of some governmental control of an artificial and external nature. The planning process of Sections 65583 and 65584 contemplates an identification of adequate sites that could be made available through different policies and development standards. Existing zoning policies would be only one aspect of the "available data" upon which the factor of the "the availability of suitable sites" is to be considered under Section 65584.

... We conclude that a council of governments must consider the availability of suitable housing sites based not only upon the existing zoning ordinances and land use restrictions of the locality but also based upon the potential for increased residential development under alternative zoning ordinances and land use restrictions when determining a locality's share of the regional housing needs."

The City is nearing completion of a parcel-specific land use survey that will quantify all vacant land in Pomona. Preliminary data reveals that the total area of all vacant land will amount to approximately 588 gross acres. This vacant land is widely scattered throughout the City and includes areas currently zoned and better suited to commercial or industrial development.

Assuming the total area were developed exclusively for residential uses, and that these uses followed past residential patterns the net increase would total 5,622 dwelling units (see Table 13). A flaw in this approval is that not all of this vacant land should be set aside for residential development. Land is needed for industrial development to expand job opportunities and enhance the fiscal base of the City. Further, this methodology does not begin to address a future scenario where, in 1994 for instance, Pomona has little or no vacant land to satisfy all of its local and regional land use demands into the next century.

* Opinion of John K. Van De Kamp, No. 87-206, September 29, 1987.

TABLE 13
THE TOTAL VACANT LAND AS EXPRESSED**
IN FUTURE HOUSING NEEDS CAPACITY

<u>Type</u>	<u>Percent Total Stock (1988)</u>	<u>Vacant Land</u>	<u>D.U. Density/Acre</u>	<u>Total Dwelling Units</u>
Single Family	68.0	400.0 ac.	6/Acre	2,400
Low Density	22.2	130.5 ac.	15/Acre	1,957
<u>Medium Density</u>	<u>9.8</u>	<u>57.5 ac.</u>	<u>22/Acre</u>	<u>1,276</u>
Total:	100.0	588.0 ac.		5,622

Source: Land Use Survey, City of Pomona Development Department/Castañeda & Associates, November 1988

**** Constitutes all vacant land in the City of Pomona irrespective of location and adjacent uses.**

SCAG approved the City's request for a revision to the Regional Housing Needs Assessment. The City's future need figure was reduced from 2,736 to 2,097 housing units. As shown in Table 14 there is enough capacity on the City's vacant land to address the RHNA figures.

TABLE 14
VACANT LAND FOR PROPOSED
GENERAL PLAN RESIDENTIAL LAND USE AREAS

<u>Residential Land Use Category</u>	<u>Est. Vacant Land Area</u>	<u>X</u>	<u>Effective D.U. Density Per A.C.</u>	<u>=</u>	<u>Total Possible Dwelling Units</u>
Single-Family	248 ac.		6		1,488
Low Density	98 ac.		15		1,470
Medium Density	<u>65 ac.</u>		<u>20</u>		<u>1,300</u>
Total:	411 ac.				4,258

Source: City of Pomona, Community Development Department, 1988.

The list below compares the holding capacity of vacant land (Table 14) with the City's share of regional housing need (Table 12):

<u>Income Group</u>	<u>Number of Housing Units</u>	<u>Holding Capacity of Vacant/ Residential Land</u>
Very Low	344	1,300
Low	503	
Moderate	459	1,470
Above Moderate	791	1,488

These residential build-out and housing need figures amply demonstrate that the City has adequate sites to facilitate and encourage the development of a variety of housing types for all income levels.

GOVERNMENTAL CONSTRAINTS

Section 65583(a)(4) of the Governmental Code states that the Housing Element must contain an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing for all income, levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing/permit procedures. Ordinances must be reviewed to determine whether performance would be inhibited. This section of the Housing Element must also evaluate whether City policies and practices deter the maintenance and improvement of existing housing stock.

Land Use Controls

Land use controls pertaining to housing include the residential land use categories of the General Plan and Zoning Districts. The residential land uses are summarized in Chart H-7.

The City's residential zones are summarized in Table 14. Several zones permit residential development with densities ranging from less than two dwelling units per acre up to 70 dwelling units per acre. The various zoning categories provide for the development of a wide range of housing types including single family dwellings, mobile homes, planned unit developments, manufactured housing, condominiums and various densities of multiple family housing. In certain areas, a residential/commercial land use mix is permitted.

The Zoning Ordinance permits a broad spectrum of housing opportunities in Pomona. It allows developers to build many different product types to meet the needs of high to low income households./(Refer to Chart H-8.)

Development standards are appropriate for the encouragement of a quality residential environment but not stringent enough to inhibit development.

CHART H-7
CITY OF POMONA — RESIDENTIAL LAND USE CATEGORIES

Single Family Residential — includes viable residential areas now predominantly characterized by a single family life style which are intended to remain at existing densities. The maximum density permitted shall be eight (8) units per gross acre.

Low Density Residential — includes certain vacant lands and viable residential areas now partially developed with mixed residential densities but whose overall character and profile is still predominantly single family. The intent of this land use category is to preserve the residential quality of these areas by maintaining the low density profile of the neighborhood while allowing multiple family type development to occur on such a scale and with such conditions that it does not destroy the overall low density character of the area. In Low Density Residential areas new development at greater than single family densities is encouraged adjacent to main traffic arteries where accessibility is greatest. The maximum density permitted shall be nine to fifteen (9-15) units per gross acre.

Medium Density Residential — includes all existing large consolidated areas of predominantly multiple family residential which are to be preserved and establishes additional areas where such development would be desirable in the future. Medium Density Residential is also appropriate in Mixed Use Districts (see below) under proper development controls which assure its compatibility with adjacent uses. The intent of the land use category is to confine relatively high intensity residential uses to the perimeters of lower density neighborhoods and along major traffic corridors. The maximum density permitted shall be thirty units per gross acre.

Planned Residential Development (PRD) — includes Phillips Ranch and Mountain Meadows. The intent of the PRD designation is to provide for the comprehensive planning and flexibility of design of residential acreage for the expressed purposes of:

1. Creating greater proportions of open space;
2. Encouraging a greater variety of dwelling types that would otherwise be possible through the application of normal zoning practices.

The maximum density permitted shall be six units per gross acre except in Phillips Ranch area where a total maximum number of units has been established.

Transitional Residential — An added land use category which applies to areas where it has been determined necessary for the recycling to the highest and best use of housing that is no longer suitable for its present use. In order for development to occur within these areas, a Specific Area Plan must be created and approved to ensure efficient, orderly and attractive development.

CHART H-8
POMONA ZONING CHART

Zone	Residential Uses Permitted	Minimum Lot Area	Maximum Lot Coverage	Building Height	Density	Parking
R-1-40,000 Single-Family Residential	<ul style="list-style-type: none"> • Single-family detached dwellings • Planned residential unit development • Mobile home/manufactured housing 	40,000 S.F.	35%	2 stories or 35'	1 dwelling unit per 40,000 s.f.	2 car garage
R-1-20,000 Single-Family Residential	<ul style="list-style-type: none"> • Single-family detached dwellings • Planned residential unit development • Mobile home/manufactured housing 	20,000 S.F.	35%	2 stories or 35'	1 d.u. per 20,000s.f.	2 car garage
R-1-15,000 Single-Family Residential	<ul style="list-style-type: none"> • Single-family detached dwellings • Planned residential unit development • Mobile home/manufactured housing 	15,000 S.F.	35%	2 stories or 35'	1 d.u. per 15,000s.f.	2 car garage
R-1-10,000 Single-Family Residential	<ul style="list-style-type: none"> • Single-family dwellings • Planned residential unit development • Family care homes • Mobile home/manufactured housing 	10,000 S.F.	35%	2 stories or 35'	1 d.u. per 10,000s.f.	2 car garage
R-1-7,500 Single-Family Residential	<ul style="list-style-type: none"> • Single-Family dwellings • Planned residential unit development • Family care homes • Mobile home/manufactured housing 	7,500 S.F.	35%	2 stories or 35'	1 d.u. per 7,500 s.f.	2 car garage
R-1-7,200 Single-Family Residential	<ul style="list-style-type: none"> • Single-family dwellings • Planned residential unit development • Family care homes • Mobile home/manufactured housing 	7,200 S.F.	35%	2 stories or 35'	1 d.u. per 7,200 s.f.	2 car garage

Zone	Residential Uses Permitted	Minimum Lot Area	Maximum Lot Coverage	Building Height	Density	Parking
R-1-6,000 Single-Family Residential	<ul style="list-style-type: none"> Single-Family dwellings Planned residential unit development Family care homes Mobile home/manufactured housing 	6,000 S.F.	35%	2 stories or 35'	1 d.u. per 6,000 s.f.	2 car garage
R-1-E Single-Family Residential	<ul style="list-style-type: none"> All uses permitted in the R-1-10,000 zone Maximum of 3 d.u. per lot (6,000 S.F. per unit) 	6,000 S.F.	35%	2 stories or 35'	1 d.u. per 6,000 s.f.	2 car garage
R-2 Low Density Multi-Family	<ul style="list-style-type: none"> Uses in the R-1 zones subject to the development standards of the R-1-7,200 zone Multi-family residential (CUP for 10 or more units) 	3,000 S.F.	40%	2 stories or 35'	7-15 d.u. per acre 3,000 s.f. per unit	2 car garage 1/4 guest space per unit
R-3 Medium Density Multi-Family	<ul style="list-style-type: none"> Multi-Family Residential (CUP for 10 or more units) R-1 and R-2 uses subject to CUP 	10,000 S.F.	40%	2 stories or 35'	15-30 d.u. per acre* 1,500 s.f. per unit	2 car garage 1/4 guest space per unit
R-4 High Density Multi-Family	<ul style="list-style-type: none"> Multi-Family residential Boardinghouses Board and care facilities 	40,000 S.F.	40%	6 stories or 75'	30-70 d.u. per acre	Bach. apt.: 1 space 1-bdrm.: 1-1/2 sp. 2 bdrm.: 2 sp. +1/2 gst. per sp. addtl. bed- room + 1/4 guest space per unit
T-P Trailer Park	<ul style="list-style-type: none"> Residential trailer units 	-0-	40%	1 story or 15'	1,800 s.f. trailer space	-0-

* Sliding scale of density based on total lot area.

Zone	Residential Uses Permitted	Minimum Lot Area	Maximum Lot Coverage	Building Height	Density	Parking
R-B Residential Business District	<ul style="list-style-type: none"> Uses permitted in the R-2 district 	3,000 S.F.	40%	2 stories or 35'	3,000 s.f. per unit	By Com- mission action
PRD Plan- ned Residen- tial District	<ul style="list-style-type: none"> Single-Family unit, attached and detached including condominiums, row and townhouses Apartment complexes (5 or more units) 	-0-	By specific plan	By specific plan	By specific plan	single-family 2 encl. spaces in a private gar. multi-family 2 encl. spaces Plus 1/4 guest sp. for each unit (single family and multi family)
R-MHD per ac Residential Manufactured Housing Dev.	<ul style="list-style-type: none"> Mfg. housing subject to a CUP 	lot areas	15 acre site area/ 3,750 S.F.	N/A	1 story or 20' carport or gar.	10 un. per ac. 2 sp. in plus 1/2 sp. per unit
A-P Administrative & Professional Office Dist.	<ul style="list-style-type: none"> Residential uses consistent with R-2 standards. CUP required for 10 units or more. 	3,000 S.F.	40%	2 Stories or 35'	7-15 un. per acre	2-car garage plus 1/4 guest sp. per unit

Section Unit Ordinance

Second units are one way of developing affordable housing. State law, which was recently amended, established standards and criteria for the construction of second units. The City will process applications for second units in accordance with the requirements of State law.

Allowable Densities in Relation to Affordable Housing Needs

Residential densities contribute significantly to per unit land costs. The City of Pomona Zoning Ordinance provides for several residential zones and densities. The two residential zones which establish the most significant opportunities for the development of affordable housing are the R-3 Medium and R-4 High Density categories. Residential densities range from 15 to 30 dwellings per acre to 30 to 70 dwellings per acre in the R-3 and R-4 zones, respectively. These allowable densities provide opportunities to meet affordable housing needs.

Land Zoned for Single- and Multi-Family Housing

Following adoption of the General Plan, the City's zoned areas will be brought into consistency where needed. The General Plan provides for 346 acres of land for single-family housing with a holding capacity of 2,958 housing units. There are an additional 65 acres of land planned for multi-family housing with a possible inventory of 1,300 housing units.

*check early '91 rezoning?
for consistency*

Codes and Enforcement

The City of Pomona implements the following uniform codes:

- Uniform Building Code — 1988 ed.
- Uniform Plumbing Code — 1988 ed.
- Uniform Mechanical Code — 1988 ed.
- Uniform Electrical Code — 1987 ed.
- Uniform Housing Code — 1988 ed.
- Uniform Fire Code — 1988 ed.

To enhance the safety of residents and businesses, the City recently adopted the Uniform Building Security Code, 1988 ed.

The City's Code Enforcement Program is a reactive and proactive program. There are seven code enforcement officers. In October 1988, 769 first inspections were made. Of these, 159 were generated by citizen complaints, 59 were generated by complaints from other departments and 551 resulted from personal observations. There are two divisions that deal with code enforcement. The Code Enforcement officers handle violations related to outside maintenance, trash, inoperative vehicles and other unsightly conditions that degrade the neighborhood.

The code enforcement procedure is outlined below:

1. Inspect;
2. Issue notice of violation;
3. Reinspect;
4. Issue citation, if necessary.

Most owners tend to be very cooperative. Those receiving court citations are usually repeat offenders. Of the 340 notices of violation issued in October 1988, only 38 resulted in court citations. Code enforcement officers work with homeowners to help them improve their properties. Homeowners are referred to low cost loan and rehabilitation programs available through the City to help people meet acceptable health and safety standards. Extensions are given if the owner is making a reasonable effort toward correcting the violation.

Units are rarely vacated because of violations. In cases of severely deteriorated buildings, the decision of whether to demolish or rehabilitate is made by our appointed Hearing Officer based on structural integrity of the building. The owner has the opportunity to present his view at a public hearing and appeal the decision to the City Council.

Processing Time

Typical planning actions such as variances, conditional use permits, zone changes and General Plan amendments are processed in six to eight weeks. Most actions are final at the Planning Commission level. If an Environmental Impact Report is required, three months or more are required to complete the planning process. It does not appear that land use development procedures in Pomona are adversely affecting processing time or significantly increasing the cost of housing.

Fees

Planning fees are listed in Table 15. In comparison to the nearby City of Claremont, Pomona's fee schedule is quite reasonable. In Claremont, the fee for a variance is \$460.00, the fee for a conditional use permit is \$650.00 and the fee for a zone change is based on a hourly rate with a required deposit of \$1,500.00

Off-site improvements required of developers in Pomona consist of curbs, gutters, hydrants, street lights and occasionally increased street widths. These improvements are typically required in most urban areas. The development fees and off-site improvements required in Pomona are reasonable and do not present any constraint to development.

TABLE 15
PLANNING FEES

Conditional Use Permit	\$575.00
Public Use Permit	each action
Variance (or modification of one of these actions)	
Variance for Single-Family Dwelling	\$125.00
Minor Deviation Variance	\$75.00
Change of Zone and General Plan Amendment	\$850.00 each action
Tentative Tract Map or reversion to acreage of 5 lots or more	\$650.00 plus \$65.00 per lot/unit
Tentative Parcel Map or reversion to acreage of 4 lots or fewer	\$550.00 plus \$55.00 per lot/unit
Environmental Assessment Initial Study and Negative Declaration	\$150.00
Initial Study and Environmental Impact Report	\$150.00 plus cost of preparation, including, 15% above actual costs for staff review
Home Occupation Permit	\$100.00 (\$50.00 refunded when no hearing required)
Determination of Similarity or Request for time extension	\$125.00
Request for review of a Variance concerning a single family residence	\$75.00
Request for review by applicants or other	\$150.00

School Overcrowding

One significant constraint which deserves consideration is overcrowding in Pomona's public schools. At present, the Pomona Unified School District indicates that the community has a facilities deficit of four elementary and one high school to meet current enrollment demand. Until funding is made available to construct additional public schools, every additional dwelling unit adds to the severe overcrowding that pervades Pomona's public schools. And, even with unlimited funding opportunities from the State, it is unlikely that existing overcrowding conditions could be mitigated within the five-year RHNA period. It should be noted, however, that as this overcrowding is mitigated, the vacant land supply will be further depleted (the Pomona Unified School District estimates that between 80 and 100 acres of land will be necessary to accommodate the existing need for public schools.) (Richard L. Donoghue, Assistant Superintendent, Business Services.)

The City's processing and procedures are not major constraints to the production of housing. The market constraints of land costs, construction costs and financing are the major impediments to the production of housing at cost affordable to lower income households.

ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Nongovernmental constraints, within the context of the housing element legislation, consist of financing, land and construction costs. Usually, these factors are considered market conditions and also may include the prices and rents charged in the marketplace.

Apartment Housing

From the apartment buildings on the Master List 19 of the 24 were contacted, and at least some information received. The total number of units for the 19 apartments is 2,520 or about 133 units per address. Seventy-eight units were vacant at the time of the survey accounting for a 3.1% vacancy rate. Vacancy rates, however, ranged from 0% at most apartments, to 18.2% at Sonrisa Country Club Apartments and 19.5% at Indian Wells Village Apartments.

Rents ranged, at the low end, between \$305-345 for a one bedroom unit at the Fifth Avenue Apartments up to the \$835-885 range at the Oakwood Apartments. This facility (Oakwood) currently has 324 units developed but when completed, will have 501.

Mobile Home Housing

From the list of mobile home parks provided by the City, 10 of the 19 were contacted and information obtained. The 10 facilities contacted had a total of 1,252 spaces available and only 3 vacancies, a .24% vacancy rate. All 19 complexes account for 1,686 spaces. Therefore, information was obtained for 74.3% of the spaces in Pomona.

For the most part, the spaces at the complexes were single wide with some double wides and triple wides. Rents at the parks ranged from \$145 at Western Gardens, which were all single wides, up to \$400 at Walnut Hills, which were all double wides. None of the mobile homes themselves were rentals.

Sales Housing

The cost of ownership housing has continued to increase throughout the State, particularly in Southern California. Despite lower mortgage interest rates, the seasonal jump in home sales prices reduced the proportion of California households who could afford to purchase the state's median priced home to 31% in March 1988, according to the California Association of Realtors. This is a 1 percentage point drop from the 32% reported last month. The increase in the statewide median price to \$151,725 by 2.7% overshadowed the drop in the average effect rate (both ARMs and FRMs) on all existing home loans closed from 9.16% to 9.08% from February to March, causing affordability to fall.

Compared to last March when 35% of all households throughout the state could afford to purchase the median priced home of \$134,954, this year's index is 4 percentage points lower. Continuing upward pressure on home prices has dramatically reduced affordability even though homebuyers continue to use discounted ARMs in order to ease the burden of monthly mortgage payments. The affordability index for the nation as a whole remained well above California's index in March. Nationally, the percentage of all homebuyers could afford to purchase the nation's median priced home of \$88,700 remained unchanged from the 49% reported last month. This month's index also remained unchanged from the 49% reported last March.

The surge in prices negatively affected affordability in the two largest metropolitan areas in the state, Los Angeles, and San Francisco. The 4.6% increase in Los Angeles' median price to \$163,840 in March dropped L.A.'s index from 26% to 25%. The 5% increase in the median sales price for the Bay Area caused that area's index to fall from 19% in February to 17%.

Compared to last month, the San Diego, Orange County and Sacramento areas all reported a drop in affordability. Orange County's index showed the largest month to month decline, tumbling from 28% to 24%. San Diego's index fell from 31% to 30%, while the Sacramento index also slipped from 54% to 53%. In the Riverside/San Bernardino area, affordability remained constant at 49% during the period.

The costs of resale housing in Pomona varies; interviews with local relators revealed the following: 1) the average cost of a single-family resale is \$90,000; 2) the average cost of a 2-bedroom, multi-family resale is \$60,000 per unit; and 3) a typical 4-plex resale is \$240,000.

Land Prices

The cost of land is a key factor in the overall cost of housing. Interviews with local realtors revealed that the supply of vacant R-1 land is scarce in Pomona. The estimated per unit land costs in the R-1 zone are \$15,000 to \$20,000. The same per unit land costs are estimated to prevail in the R-2 zone.

Construction Costs

Construction costs include the materials and labor which are involved in the structure itself. These costs will very widely depending on the quality features (e.g., size, roofing, carpeting, etc.) which are incorporated in the structure. Because of these factors, it is difficult to establish an absolute measure of construction costs. An enhanced understanding of construction costs impacts is acquired by tracking the relative changes in this production cost category over time.

Trends in single-family construction costs are available for the period of January 1969 to October 1987. During this period the single-family home construction costs have increased nearly three-fold. A home that cost \$50,000 in 1969 would now cost \$135,000. These cost trends, which are monitored by the Marshall and Swift Company, and published quarterly by the Real Estate Research Council of Southern California, are issued with respect to a one-story three-bedroom, two bath, wood frame, single-family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet.

Apartment construction cost trends are available for the period between January 1976 and October 1987. During this time span, the apartment construction costs have more than doubled. An apartment building which in 1976 cost \$410,250 to construct would now cost \$858,400. The prototypical apartment building for the construction cost trends consists of 28 one- and two-bedrooms, laundry room and small lobby. The structure is of average quality and the costs do not include elevator, garages or site improvements. The estimated per unit construction costs for both single- and multi-family housing are estimated to range from \$28 to \$35.

Financing Cost Trends

Once housing is acquired, the homebuyer (or renter) has recurring occupancy costs which include mortgage payments (i.e., principal and interest), property taxes, and maintenance costs. The major contributor to increased occupancy costs is mortgage loan interest rates. Interest rates cause substantial increases in the monthly payments required for the same mortgage amounts. For instance, the difference between monthly payments on a mortgage amount of \$80,000 at a 10% versus 16% interest rate is \$374. This dollar amount differential is on the order of what a current homeowner is spending on mortgage payments for a house that was bought in the early 1970's for a then modest \$35,000 to \$40,000.

A survey was made of mortgage interest rates made available to qualifying borrowers as of June 1988. The rates quoted are on a 30-year, \$168,700 fixed rate mortgage. The eight banks included in the survey quoted rates ranging from a low of 10.163% to a high of 10.55%. The 28 savings and loans covered in the survey quoted rates ranging between 9.98% and 10.61%.

Mortgage Deficient Areas

The City is unaware of specific mortgage deficient areas for new construction or rehabilitation loans. There is no evidence to suggest that lending institutions do not originate loans because of the characteristics associated with individual neighborhoods. It is equally true, however, that segments of the population are not found “bankable” because of income. This issue was underlined by some community representatives who, under the authority of the Community Reinvestment Act, have challenged a local lender’s loan policies.

This, then, speaks to the larger issue; substantial numbers of lower income families seem not to qualify for residential financing assistance because of “standard” underwriting criteria cited by lenders. Pomona, typical of many municipalities, uses such public funds as CDBG, as an incentive to lenders to increase the numbers of rehabilitation loans to lower income persons. Bond financing also supports various housing programs providing new or resale properties to lower income persons. It can be concluded that there are a variety of public and private financing resources available to Pomona’s residents.

RESOURCES AND CONSTRAINTS SUMMARY

Pursuant to State requirements, an inventory of resources and constraints has been completed, including land availability, governmental constraints and non-governmental or market constraints. As discussed in this sub-section, the City of Pomona has sufficient land to address the “share of regional housing needs.” Changes to land use policy and financial incentives are necessary, however, to meet the needs of the “very low” and “low” income groups.

Given the cost of market rate new housing, it is readily apparent that some financial assistance is necessary to produce new housing within the economic means of “very low” and “low” income households.

GOALS, POLICIES AND OBJECTIVES

INTRODUCTION

This section presents the goals, objectives and policies of the Housing Element. The purpose of this section is to establish general and specific guidelines for City actions to meet the following requirements of state law:

A statement of community goals, quantified objectives, and policies relative to the maintenance, improvement and development housing.

STATEWIDE GOALS AND CITY POLICIES

Pomona supports and endorses the statewide housing goal “. . . of a decent home and a satisfying environment for every Californian . . .” In addition, the City supports and endorses the five goals incorporated in present State law pertaining to the manner in which the actions of the City of Pomona must be directed so that there is adequate provision for the housing needs of all economic segments. These statewide goals and City policies are summarized below:

Statewide Goal 1: Conserve and improve the condition of the existing standard affordable housing stock.

City Policies:

- 1.1 Continue enforcement of the codes and standards establishing minimum construction standards.
- 1.2 Ensure that new affordable housing meets all the construction and development standards of the City of Pomona.

Statewide Goal 2: Assist in the development of adequate housing to meet the needs of low- and moderate-income households.

City Policies:

- 2.1 Address the “existing needs” included in the Regional Housing Needs Assessment through continued participation in the Section 8 Housing Assistance and possible utilization of the 20% set-aside.

- 2.2 Contribute financially toward emergency shelters for the East San Gabriel Valley Area.
- 2.3 Work with the County of Los Angeles and adjacent cities to identify potential sites for additional homeless facilities.
- 2.4 Contribute Community Development Block Grant funds and/or other appropriate funding mechanisms to relief organizations that address the area-wide homeless situation.
- 2.5 Join other jurisdictions in designating a feasible site or sites, with appropriate zoning, infrastructure and utilities, for emergency shelters with carrying capacity generally equivalent to the unmet need in the combined territory of those jurisdictions.
- 2.6 Provide new affordable housing opportunity in Pomona, through a density bonus incentive for the development of low and moderate income units.

Statewide Goal 3: Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups.

City Policies:

- 3.1 Ensure an inventory of land sufficient to meet the City's revised "share of regional housing need and quantified objective for new construction."

Statewide Goal 4: Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.

City Policies:

- 4.1 Establish zoning standards that facilitate the development of affordable housing units.
- 4.2 Utilize the Affordable Housing Fund to mitigate the cost constraints generated by both governmental and nongovernmental constraints.

Statewide Goal 5: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color.

City Policies:

- 5.1 Enforce all applicable laws and policies pertaining to equal housing opportunity through the City's participation in programs funded by the Federal Community Development Block Grant Program, Section 8 Rental Assistance Program and Redevelopment Agency's Affordable Housing Fund.

OBJECTIVES

According to Article 10.6 of the Government Code, a local housing element must include "quantified objectives" reflecting the maximum feasible number of housing units that can be constructed, conserved and maintained.

New Construction

Under current conditions, it is anticipated that new construction in Pomona during the late 1980's and early 1990's will occur at a lower rate than between 1980 and 1988. As shown earlier in Table 11, the total net increase to the City's stock was 5,544 with development in Phillips Ranch accounting for 46% of the total growth. Yearly the City's inventory gained 616 dwellings with Phillips Ranch development and 340 housing units without Phillips Ranch. The new construction objective is 1,700 housing units to reflect a slower rate of development.

Conservation and Maintenance

This category includes the conservation of existing housing through financial assistance and rehabilitation programs. The City's objectives are related to the on-going implementation of the Section 8 program; 687 households are assisted by this program as follows:

<u>Number of Bedrooms</u>	<u>Occupancy Standards</u>	<u>Total Units</u>
1	1-3	150
2	2-5	297
3	4-7	182
4	6-9	<u>58</u>
		687

In the area of rehabilitation, the City's objective is to contribute to the improvement and rehabilitation of 500 housing units during the next five years.

6.
5-YEAR HOUSING PROGRAM

INTRODUCTION

According to Section 65583(c), the housing element must include:

“A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall” ... address specific needs.

PROGRAM SUMMARY

In accordance with the foregoing requirement, the Housing Element includes a 5-year housing program. The chart on the following two pages summarizes Pomona's major action programs. In addition, a schedule of actions to be implemented during the planning period is presented in this section. Also, each major program is described as well as those affordable programs currently being implemented by the Pomona Redevelopment Agency.

SCHEDULE OF ACTIONS

Most of the Pomona's planned actions are ongoing because they represent in-place policies or programs. While some actions may continue for five-years, others will be accomplished in the near-term and establish the foundation for subsequent, follow-up implementation. The details of these follow-up activities cannot be discerned at this time, however. The principal schedule of actions are noted below with respect to making adequate provision for housing needs.

CHART H-9
CITY OF POMONA
HOUSING STOCK IMPROVEMENT PROGRAM

IMPROVEMENT PROGRAM	HOUSING TYPE	INCOME ELIGIBILITY	MAXIMUM LOAN/GRANT	LOAN TERM	INTEREST RATE	FUNDING AMOUNT	FUNDING SOURCE	PROGRAM OBJECTIVES
Emergency Grant	Single Family	Very Low Income Owners	\$1,000	Grant	N/A	\$10,000	CDBG	10
Home Improvement	Single Family (1-4 units)	Low and Moderate Income Owners	\$3,500	Grant	N/A	\$120,000	CDBG	40
Principal Rehabilitation Loans	Single Family (1-4 units)	Low and Moderate Income Owners	\$20,000 or 40% of appraised value (which ever is greater	15 yrs.	Effective Rate 3%- 7%		CDBG*	
Deferred Loans	Single Family (1-4 units)		\$20,000 or 40% of appraised value (which ever is greater	Must be repaid when title changes or 5 yrs (nonseniors)	3%-7%	\$1,100,000	CDBG*	50 Originated
Rental Rehabilitation	Rental Housing	Lower Income Med. Dens.	\$5,000- \$8,500 per unit			\$300,000	Rental Rehab. Program Section 8	10
Code Enforcement								
Neighborhood Public Imp.	Streetscape Elements							

*Combined Objectives

CITY OF POMONA: HOUSING STOCK IMPROVEMENT PROGRAM

IMPROVEMENT PROGRAM	HOUSING TYPE	INCOME ELIGIBILITY	MAXIMUM LOAN/GRANT	LOAN TERM	INTEREST RATE	FUNDING AMOUNT	FUNDING SOURCE	PROGRAM OBJECTIVES
Section 8	Rental 687 Housing	Very Low Income			N/A	Varies	HUD	
HB1355 Mortgage Revenue Bonds	First time home- buyers	150% or 120% of median HH income					Bonds	

Adequate Sites

Three specific actions relate to this program category:

1. *Implementation of the new Land Use Element during the next five years as a new and continuing action.*
2. *The CDBG program will create enhanced opportunities for infill construction and will contribute to meeting housing needs.*

Affordable Housing Development

Four scheduled actions are particularly relevant to this program category:

1. *Preparation within 12 months of Housing Element adoption of a formal, comprehensive program of regulatory concessions and incentives. This program will formalize innovative strategies that may be employed by the City in facilitating the construction of moderate income housing.*
2. *Preparation of an “expenditure plan” for the use of the 20% set-aside, Low and Moderate Income Housing Fund, within 18 months of Housing Element Adoption. The expenditure plan will focus on special needs households, such as senior citizens and first-time homebuyers.*
3. *Pursuant to recent State law, the City must adopt an implementing policy or ordinance, including a procedure for evaluating preliminary applications, for the new density bonus law. The City will adopt this implementing ordinance or policy within 12 months of adoption of the updated Housing Element.*

Removal of Governmental Constraints

Apart from on-going activities, there are three scheduled actions including:

1. Consolidation of various possible regulatory concessions and incentives to facilitate future development of affordable housing.
2. Preparation of an ordinance or policy to meet the requirements of the Statewide density bonus law.

3. Completion of an expenditure plan for the use of the 20% set-aside (Low and Moderate Income Housing Fund)

Housing Conservation and Improvement

In addition to on-going activities, the following activities encompass scheduled actions:

1. Completion of the comprehensive needs analysis and program recommendation on low income housing "at risk" of converting to market-rate housing.
2. Implementation of several single- and multi-family housing improvement programs.

Equal Housing Opportunities

Throughout Los Angeles County, the achievement of open, fair and equal housing opportunities is very important. In the next two years, the City will initiate and complete an analysis of impediments to fair housing. The study and analysis will further the objectives of the 1988 U.S. Fair Housing Act.

ADEQUATE PROVISION FOR HOUSING NEEDS

As stated by Section 65583(c) of the Government Code: "In order to make adequate provision for the housing needs of all economic segments of the community, the program shall" ... address specific needs. Program actions to address these needs are discussed in this sub-section.

Identification of Adequate Sites

Section 65583(c)(1) states that a local housing element must:

“Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobilehomes, emergency shelters and transitional housing in order to meet the community’s housing goals as identified in subdivision (b).”

This sub-section provides a description of how the Housing Element compiles with the several policy considerations mentioned in statewide legislative requirements for the "provision of adequate housing sites". The language of Article 10.6 indicates that all of the following contribute to a provision of adequate housing sites:

- Land Use Planning
- Implementing Zoning and Development Standards
- Holding Capacity

Land Use Planning

As reported earlier, the City has amended the Land Use Element related to use categories and area designations. The following are the residential land use categories of the amended Land Use Element:

- | | |
|---|------------------|
| • Single-Family | 8 dus/acre |
| • Low Density | 9 to 15 dus/acre |
| • Medium Density | <30 dus/acre |
| • Planned Residential Development (PRD) | <6 dus/acre |
| • Transitional | |

Zoning and Development

The City's zoning development standards for residential land use have been described earlier in this report. The development standards are appropriate for the encouragement of a quality residential environment and a variety of housing types.

Holding Capacity

There is sufficient land to accommodate the City's "share of regional housing needs" in the long-run. The actual pace of development, however, during the next five-years is likely to result in the production of 1,700 housing units.

Removal of Governmental Constraints

Article 10.6 of the Government Code provides that a local housing element must seek to remove governmental constraints, where they exist, for purposes of facilitating the development of a range of housing types. More specifically, the program section of a housing element must satisfy the following requirement:

“To address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement and development of housing.”

The City's governmental influence on the maintenance and production of housing has been thoroughly reviewed. Many of the amendments included in the Land Use Element are designed to preserve existing single-family neighborhoods. Consequently, this governmental constrain has been removed.

*Basis?
for this*

Another constraint, which related to the production of housing, is not under direct influence of the City. That constraint is school overcrowding. To mitigate school overcrowding an estimated 80 to 100 acres of land is needed. If this land were used for education purposes, the amount of land left for housing would be reduced; under these conditions it would be extremely difficult for the City to reach the 5-year projection of housing needs.

Assist in the Development of Affordable Housing

This section describes current and future actions which comply with the following requirements of State law:

“Assist in the development of adequate housing for low- and moderate-income housing.”

Chart 4 describes how the City assists in the development of affordable housing. These programs provide financial assistance for:

- Housing stock improvements;
- Rental housing assistance;
- Housing production programs.

The City is committed to the implementation of each program. Each program is described in the following material.

RESIDENTIAL REHABILITATION

Single Family Rehabilitation

Moderate Rehabilitation Loans

The City offers several loan programs in conjunction of a participating lending institution. Public funds are used as an incentive for residential rehabilitation by making loans more affordable for qualifying households either by reducing the loan principal or by deferring the payment. These loans include work to correct existing code violations and improvements to the extent that the unit is no longer substandard.

Principal Reduction Loans*

Program funds provide an interest bearing deferred payment loan to meet the difference between the amount lent by the bank that the borrower is able to repay and amount of funds needed for rehabilitation.

Interest Rate: An effective interest rate of 3% simple interest for senior citizen heads of household within an NSA; 6% simple interest for other owners with an NSA; and 7% simple interest for owners outside an NSA established at time of loan origination.

**As an adjunct to the existing amortized loan, the City may consider use of mortgage revenue bonds. Currently, bond proceeds may be allocated for below market interest rate rehabilitation financing. CDBG funds could be used to either subsidize the interest rate or act as a loan guarantee.*

Loan Term: 15 years, due on sale, transfer or alienation.

Maximum Loan: \$20,000 or up to 40% of appraised value whichever is greater. The City allows either full repayment of the deferred loan amount upon complete repayment of the bank loan or conversion of the deferred payment loan into an amortized (monthly payment schedule) loan.

Deferred Payment Loans

The City offers to defer payment of loans for senior citizens (55 or older) and those not eligible for a principal reduction loan.

Interest Rate: 3% simple interest for senior citizen heads of household within an NSA; 6% simple interest for other owners with an NSA. Program funds provide an interest bearing deferred payment loan to meet the difference between the amount lent by the bank that the borrower is able to repay and amount of funds needed for rehabilitation; and 7% simple interest for owners outside an NSA established at time of loan origination.

** Rates shall always be at least 3% below prevailing market rate at time of loan approval.*

Loan Term: For senior citizens, the note is deferred until change of title, except in the event of a death of spouse. However, the owner may voluntarily repay the note or convert it to a 10 or 15 year installment payment at the time of receipt of annual statement.

For all other applicants, the note is deferred for 2 to 5 years, after which a review is made to determine whether to extend the note an additional 5 years or convert to an amortized loan. At the time the note is due, borrower may either pay off the note or convert it to a 10 or 15 year payment schedule, principal plus 6% simple interest, 7% if outside an NSA established at time of loan origination.

Maximum Loan: \$20,000 or up to 40% of appraised value, whichever is greater.

The lender will make the deferred loans from the CDBG funds deposited from an escrow account. The lender will do all documentation and file all necessary documents as well as provide an annual accounting of individual accounts.

Loan repayment occurs when the property changes ownership, except in the event of the death of a spouse. However, the owner may voluntarily repay any amount when an annual statement is issued by the lender.

Home Improvement Grants

This housing program is recommended to make minor improvements to units that are not substandard or to correct some but not all deficiencies in substandard units.

Emergency Grant

This program provides a grant up to \$1,000 provided to very low-income homeowners that have a single item failure needing immediate attention.

Eligibility: Family gross income not-to-exceed 50% of median income for Los Angeles County. House must be owner occupied.

Eligible Items: Single item that needs immediate repair to correct a condition that effects the health, safety or welfare of the residents. Cost is more than \$100 and less than \$1,000.

This will be an outright grant to the homeowner, with no repayment to the City. Because of the emergency nature of the problems, no final eligibility determination is required. Participation will be required to sign a note stating that, if the owner is determined ineligible for the program, he will repay the City the total amount of the assistance.

Exterior Improvement Matching Grant

Homes within a NSA may not always require extensive rehabilitation. Yet, the overall visual appearance of these neighborhoods can be appreciably enhanced through cosmetic treatment. An exterior improvement matching grant, which defrays material and labor costs, provides low cost, immediate improvements in neighborhoods and, typically, creates a “ripple effect” of added participation as the benefits become apparent.

Terms: Improvements consist of paint and repair to exterior surfaces and landscaping (hard and soft) improvements, matching grants in which City contributes 70% of funds.

Grant Amount: Not-to-exceed \$3,500.

Multi-Family Rehabilitation

Rental Rehabilitation Program (RRP)

The RRP provides rental support by providing funds to help support the rehabilitation of privately owned dwellings used for residential rental purposes. The program’s intent is to increase the supply of standard housing units affordable to lower income families. This is accomplished through a split-subsidy approach, whereby federal funds are supplied to assist in rehabilitating existing dwellings and rental housing assistance is provided to allow lower income families to help them afford rents after rehabilitation or to find alternative housing.

The City shall restrict participation to projects located in (a) neighborhoods where the median income does not exceed 80% of the median income for the area; and (b) where the zoning is multiple family. Preference shall be given to multiple family structures that are 4 or more units.

Homeownership Incentive Program

A specific objective identified in the City's General Plan calls for the encouragement of "homeownership as one method to create stability and responsibility within neighborhoods." Historically, homeownership has meant having a stake in one's community in order to inculcate a greater sense of commitment to the community. To this end, the following City programs seek to encourage homeownership as a means to help stabilize neighborhoods.

HUD Foreclosure Program

This program was initiated for the following purposes:

- √ Provide added relocation opportunities for families being moved by governmental action.
- √ Insure that at least minimal exterior upgrading is done to selected properties.
- √ Provide greater coordination between purchasers and the City's rehabilitation loan program.
- √ Minimize the length of time that homes in Pomona remain vacant and subject to vandalism.
- √ To help local families become homeowners in a timely manner.

The City is given the opportunity to acquire from HUD any foreclosed residential property, located within the the City limits, at an "as-is" price (market value minus estimated repairs) minus a 10% discount.

Market Value =	95,000
Estimated Repairs =	<u>(2,500)</u>
“As-Is” Value =	92,500
10% HUD Discount =	<u>(9,500)</u>
City’s Purchase Price =	83,000
<i>Assuming a 6-month turnaround for resale:</i>	
Resale Price =	95,000
Repairs =	(2,500)
Realtor Commission (6%) =	(5,700)
Payment on Note (6 mos.) =	(6,000)
Closing Costs =	<u>(3,000)</u>
Repayment to program =	77,800
<i>Deferential =</i>	<i>(5,000)</i>

Using this scenario, the City could initiate a line of credit with a lender to finance purchase of property, and, in this way, significantly reduce the out-of-pocket costs the City would typically incur.

This program could be used to participate in the financing of new residential construction. In certain areas of Pomona, multiple acre sites of vacant and underutilized land exist which could be devoted compatible uses in exiting neighborhoods. To do so, CDBG funds could support new housing construction by acquiring real property and by assisting in certain hard and soft costs of construction.

Monies may be used, for instance, to purchase property and then “write-down” the cost (purchase/sale agreement) of the land for the developer, contribute a reasonable amount of funds to the cost of acquisition or clearance as well as provide a participation loan. CDBG monies may be earmarked for the provision of public improvement related to new construction and on-site improvements as well as architectural and engineering expenses.

Single Family Mortgage Revenue Bond Program

Assembly Bill No. 1355 provides for a city, multiple cities or county to issue mortgage revenue bonds primarily to assist first-time homebuyers.

Income Criteria: 150% or 120% of median household income if issuer's allocation was, respectively, "entitlement" or "supplemental". If mortgagor not first time occupant, income cap is 120% of median household income.

Example: If interest rate reduced by 2.5% monthly payments reduced by about \$150 on a \$75,000 mortgage and qualifying income requirement reduced by \$450 to \$600 a month.

Neighborhood Enhancement Program

A nexus should be developed within NSA's between housing programs, public improvements and City services. Basic City services such as street light repair, street reconstruction and code enforcement should be synchronized with housing programs to demonstrate the City's commitment to helping homeowners revitalize their neighborhood. The importance of this approach can not be overstated, for it serves to increase neighborhood cohesion and accelerate resident participation.

Coupled with regular services is the need to weave urban design elements into the fabric of the NSA's. Funding, particularly from the CDBG program, should be provided to incorporate unifying features to the neighborhood. Streetscape element such as parkway improvements are needed to create a suitable ambience within a neighborhood as well as define its perimeter.

Housing Assistance Programs

The City provides rental subsidies through HUD administered Section 8 Programs, Certificate, Housing Voucher and Moderate Rehabilitation. The basic purpose of the Section 8 program is to offer expanded opportunities for rental assistance to very low-income families by utilizing existing housing units. Subject to availability to subsidies, eligible families receive housing assistance payments to mitigate the cost of rental housing. Units are inspected to ensure compliance with Housing Quality Standards.

Currently, the City has received 228 Housing Vouchers, 38 Moderate Rehabilitation certificates and 421 Existing Certificates, a combined amount of 687 units. Present bedroom mixes are accordingly:

<u>Number of Bedrooms</u>	<u>Occupancy Standards</u>	<u>Total Units</u>
One	1-3 persons	150
Two	2-5 persons	297
Three	4-7 persons	182
Four	6-9 persons	58

Economic Projections

The primary purpose of the City's Housing Program is to assist in improving the quality of Pomona's neighborhoods by targeting public funded programs into selected areas of the community to stabilize them. However, the City cannot and should not be expected to participate in the full amount of the financing required. Fortunately, rehabilitation can be as infectious as blight; many owners will make repairs without participating in a City funded program.

Low and Moderate Housing Fund

The Pomona Redevelopment Agency has several projects which utilize low/moderate funds. They are:

- √ Urban Ventures -- The Agency reinstated a Disposition and Development Agreement with Urban Ventures to develop a 216-unit residential development on a 4.1 acre site on the north side of Holt Boulevard.
- √ Affordable Housing Project -- The Agency has prepared an Infill Replacement Housing Plan that is focused between 8th and 9th Street and between Thomas Street and Gordon Avenue. The Agency would acquire all necessary parcels within the 2-1/2 block area, demolish all structures and build clean, safe and sanitary housing to be available to the community at affordable prices. This project will be implemented when low/moderate funds are available.
- √ Bauer Project -- The Agency has spent nearly \$10 million dollars for the development of a 472 residential and senior apartment complex in the area between First Street and Mission Boulevard and between Eleanor Street and Towne Avenue. The funds were primarily spent on infrastructure improvements, land assembly, landscaping and legal expenses.

Equal Housing Opportunity

Section 65583(c)(5) requires that the housing program:

“Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.”

With regard to complying with this provision of the State housing law, the D/HCD has offered the following advice:

“Since state and federal laws uniformly outlaw most kinds of housing discrimination, local government’s role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counseling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services are not available or are inadequate, the locality can request technical assistance from the district office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.”

In smaller localities, the local program may involve the dissemination of information on fair housing laws, and referrals to the district office of the Department of Fair Employment and Housing or other appropriate agencies. In large and/or urban jurisdictions, more direct program action would be appropriate. Examples of such programs include a commitment to use Community Development Block grant funds to support fair housing and counseling services. Also the locality may wish to create a fair housing council which can investigate and resolve discriminatory complaints, and advocate specific equal housing opportunity actions before community and business organizations."

The City supports fair housing laws and statutes. During the next two years, the City staff will be informed of existing laws and agencies to contact in the event of discrimination complaints. Moreover, as noted in the schedule of actions, an analysis of the impediments to fair housing in the City will be completed.

The City of Pomona has executed an agreement with the Inland Median Board for the provision of fair housing services. The general scope-of-services involves the following:

- A public education program to reach all segments of the community with special emphasis, minimally 51% upon assisting low and moderate income residents. To ensure public awareness of the fair housing objectives of Title VIII of the Civil Rights Act of 1968, a public education program would include distribution of material, media coverage, public appearances and other activities that can reasonably be presumed to further fair housing objectives.
- Offer to Pomona residents information and referral services involving fair housing related issues, including alleged housing discrimination and tenant/landlord disputes. It is understood that fair housing services are complaint driven and do not require site visitation. Follow-up would be provided to determine the outcome of a case or to lend further assistance.
- Develop a housing referral program for renters of low and moderate income, which provides an updated listing of available Section 8 rental units (at, above or below Fair Market Rent) and Redevelopment Agency 20% "set-aside" units.

- Develop a housing referral program for renters of low and moderate income, which provides an updated listing of available Section 8 rental units (at, above or below Fair Market Rent) and Redevelopment Agency 20% "set-aside" units.
- Provide mediation and counseling services for fair housing related problems.
- Offer FHA default and foreclosure counseling services.

Neighborhood Strategy Areas

As a result of revising both the Land Use and Housing Elements, it has become clear that in the future it is important to plan comprehensively for both physical and social needs at the neighborhood level. Therefore, an additional program should be generally described in the Housing Element calling for a long-range, 20-year planning effort directed at sequentially planning for the City at the neighborhood level. This "neighborhood strategy area" planning effort should be a high priority and the details should be brought back to the City Council as soon as practical. Some of the components of the high priority effort include:

1. Defining the City's neighborhoods.
2. Identify the neighborhood's basic physical, social and planning needs.
3. Deciding on the sequence of neighborhood planning in Pomona.
4. Develop a network of neighborhood contacts and interested citizens for each neighborhood.
5. Devising a particular scope of planning for each neighborhood.

TECHNICAL APPENDICES

APPENDIX A

1980 CENSUS DATA

TABLE 1
CITY OF POMONA: INCOME DISTRIBUTION FOR
FAMILIES WITH HOUSEHOLDER'S 65+

<u>Income Group</u>	<u># 65+</u>	<u>%</u>	<u>City Total</u>	<u>%</u>	<u>% 65+ w/ Respect To Total</u>
<\$5,000	153	6.2%	1,910	9.4%	8.0%
\$5,000-9,999	746	30.1	3,479	17.1	21.4
\$10,000-14,999	710	28.8	3,557	17.5	20.0
\$15,000-19,999	383	15.5	3,601	17.6	10.6
\$20,000-24,999	165	6.7	3,289	16.1	5.0
\$25,000-29,999	118	4.8	2,187	10.7	5.4
\$30,000 +	194	7.9	2,356	11.6	8.2
	<u>2,469</u>	<u>100.0</u>	<u>20,379</u>	<u>100.0</u>	<u>12.1</u>

TABLE 2
CITY OF POMONA: HOUSEHOLDS 60+ WITH
RESPECT TO POVERTY LEVEL

<u>Age of Householder</u>	<u>Income Below Poverty Level</u>	<u>Income Between 100 and 124% of Poverty</u>	<u>Income 125% of Poverty and Above</u>
60-64	146	203	1,591
65-74	216	237	2,150
75+	316	320	1,935
	<u>678</u>	<u>760</u>	<u>4,236</u>

TABLE 3
CITY OF POMONA: PERSONS 60 YEARS +
BELOW THE POVERTY LEVEL

<u>Age Group</u>	<u>Male</u>	<u>%</u>	<u>Female</u>	<u>%</u>	<u>Total</u>
60-64	55	24.2	172	75.8	227
65-74	100	34.7	188	65.3	288
75+	101	24.2	317	75.8	418
	<u>256</u>	<u>27.4</u>	<u>677</u>	<u>72.6</u>	<u>933</u>

TABLE 4
CITY OF POMONA: SELECTED MONTHLY OWNER COSTS
BY AGE OF HOUSEHOLDER

Monthly Cost	Householders 65+	%	City Total	%
< \$100	1,368	52.7%	2,415	16.4%
100-199	832	32.0	2,754	18.7
200-299	253	9.7	3,021	20.6
300-399	78	3.0	2,106	14.3
400-499	30	1.2	1,770	12.0
500-749	32	1.2	2,136	14.5
750 +	6	0.2	513	3.5
	2,599	100.0	14,715	100.0

TABLE 5
CITY OF POMONA: SELECTED MONTHLY OWNER COSTS
FOR FEMALE HOUSEHOLDS

Monthly Cost	Female Householder No Spouse (Family)	%	Female Householder Non-Family	%
< \$100	208	14.9%	10	8.9
100-199	268	19.2	40	35.7
200-299	352	25.2	34	30.4
300-399	211	15.1	16	14.3
400-499	181	13.0	4	3.6
500-749	164	11.7	8	7.1
750 +	13	0.9	0	0.0
	1,397	100.0	112	100.0

TABLE 6
CITY OF POMONA: DISTRIBUTION OF LARGE
HOUSEHOLDS BY INCOME GROUP

Income Group	5 Persons	6 Persons	7 Persons	Total	%
< \$5,000	156	99	123	378	7.1%
\$5,000-9,999	332	168	214	714	13.4
\$10,000-14,999	466	200	235	901	16.9
\$15,000-19,999	502	193	201	896	16.8
\$20,000-24,999	452	234	267	953	17.9
\$25,000-34,999	494	213	206	913	17.2
\$35,000-49,999	197	112	104	413	7.8
\$50,000 +	65	9	80	154	2.9
	2,664	1,228	1,430	5,322	100.0

TABLE 7
CITY OF POMONA: OCCUPIED UNITS BY UNITS
IN STRUCTURE AND PERSONS IN UNIT

Owners

Persons Per Unit	SFD/Mobilehomes	%	2-4 Units	%	5 Units +	%	Total
1	2,623	93.3	52	1.9	134	4.8	2,809
2	4,735	94.9	126	2.5	131	2.6	4,992
3	2,903	97.0	70	2.3	20	0.7	2,993
4	2,810	97.3	21	0.7	59	2.0	2,890
5	1,757	96.7	20	1.1	40	2.2	1,817
6+	1,763	94.3	48	2.6	58	3.1	<u>1,869</u>
							17,370

TABLE 8
RENTERS

Persons Per Unit	SFD Mobilehomes	%	2-4 Units	%	5 Units +	%	Total
1	1,095	25.9	630	14.9	2,508	59.2	4,233
2	1,309	38.1	613	17.9	1,510	44.0	3,432
3	914	45.9	546	27.5	529	26.6	1,989
4	800	56.9	296	21.0	311	22.1	1,407
5	643	66.7	171	17.8	149	15.5	963
6	567	61.0	200	21.5	161	17.4	<u>928</u>
							12,952

CITY OF POMONA

STF-4 DATA

POPULATION AND HOUSING

1980 CENSUS

POPULATION			SAMPLE (1)		100% (3)		LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)				
TOTAL	92742	92742	SPEAK ONLY ENGLISH			61530	73.8 %				
HOUSEHOLD	89668	89693									
GROUP QUARTERS	3074	3049									
			----- SPEAK ENGLISH -----								
					VERY WELL	WELL	NOT WELL	NOT AT ALL	TOTAL		
INSIDE UA (7)	92742	100.0									
OUTSIDE UA			INDIAN & ALASKAN		4	3	0	8	15		
IN PLACE	0	.0	CHINESE		116	75	178	137	506		
RURAL FARM	0	.0	FRENCH		220	46	26	0	292		
RURAL NONFARM	0	.0	GERMAN		270	65	5	11	351		
			GREEK		17	6	0	0	23		
			ITALIAN		165	42	35	6	248		
			JAPANESE		68	19	34	0	121		
			KOREAN		50	52	14	14	130		
			PHILIPPINE		127	53	21	6	207		
			POLISH		25	5	0	0	30		
			PORTUGUESE		30	0	0	0	30		
			RUSSIAN		26	0	0	0	26		
			SPANISH		8744	4285	3783	1621	18433		
			VIETNAMESE		75	226	135	61	497		
			YIDDISH		9	0	0	0	9		
			OTHER		474	311	132	12	929		
			TOTAL		10420	5188	4363	1876	21847		
			%		47.7	23.7	20.0	8.6			
RACE (11)			CHILDREN EVER BORN (21)			ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)					
								PERSONS	%	HOUSEHOLDS	
WHITE	59300		FEMALES								
BLACK	17627		15-44								
AMERICAN INDIAN	1204										
ESKIMO	0		NONE	9013	40.7	CITY OR SUBURBAN LOT OR					
ALEUT	12		1	3967	17.9	PLACE OF < 1 ACRE		85772	95.7	28906	
JAPANESE	237		2	3917	17.7	PLACE OF 1 TO 9 ACRES:					
CHINESE	420		3	2360	10.7	RURAL FARM		0	.0	0	
FILIPINO	557		4	1280	5.8	NONFARM		3008	3.4	1015	
KOREAN	133		5	707	3.2	PLACE OF 10+ ACRES:					
ASIAN INDIAN	185		6	459	2.1	RURAL FARM		0	.0	0	
VIETNAMESE	827		7+	448	2.0	NONFARM		888	1.0	429	
HAWAIIAN	31										
GUAMANIAN	4										
SAMOAN	52										
OTHER ASIAN	211										
OTHER	11942										
			PERSONS IN FAMILY BY FAMILY INCOME (23,24)								
			FAMILY INCOME		2	3	4	5	6	7+ TOTAL	
NOT OF SPANISH ORIGIN (13)			\$ < 5,000		708	522	302	156	99	123 1910	
WHITE	43511		\$ 5,000 - 9,999		1564	689	512	332	168	214 3479	
BLACK	17198		\$10,000 - 14,999		1394	740	522	466	200	235 3557	
IND, ESK & ALEUT	903		\$15,000 - 19,999		1101	714	890	502	193	201 3601	
ASIAN & PAC ISL.	2427		\$20,000 - 24,999		998	683	655	452	234	267 3289	
OTHER	401		\$25,000 - 34,999		1109	873	782	494	213	206 3677	
			\$35,000 - 49,999		537	340	365	197	112	104 1655	
			\$50,000 - 74,999		88	124	110	51	5	64 442	
			\$75,000 +		35	30	20	14	4	16 119	
			MEDIAN		15407	17627	19161	18670	18487	17986	

TOTAL POPULATION 92742

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	5671	2787	2884
3 - 4	3694	1953	1741
5	1645	878	767
6	1603	852	751
7 - 9	4764	2546	2218
10 - 11	3050	1598	1452
12 - 13	3082	1444	1638
14	1612	756	856
15	1681	890	791
16 - 17	3431	1619	1812
18	1703	836	867
19	1770	904	866
20	2072	1072	1000
21	2214	1088	1126
22 - 24	6522	3392	3130
25 - 29	9607	4930	4677
30 - 34	7074	3559	3515
35 - 39	4996	2656	2340
40 - 44	3914	1887	2027
45 - 49	3936	1899	2037
50 - 54	3760	1757	2003
55 - 59	3458	1772	1686
60 - 61	1401	608	793
62 - 64	1915	817	1098
65 - 69	2244	1015	1229
70 - 74	2026	865	1161
75 - 79	1642	631	1011
80 - 84	1267	312	955
85 +	988	184	804
TOTAL	92742	45507	47235
MEDIAN	26.0	25.1	26.8

HOUSEHOLD & FAMILY SIZE (3;4,7,8)

FAMILIES		HOUSEHOLDS	
	%		%
1		6937	22.9
2	7534 34.7	8392	27.7
3	4715 21.7	4953	16.3
4	4158 19.1	4348	14.3
5	2664 12.3	2809	9.3
6	1228 5.7	1340	4.4
7 +	1430 6.6	1571	5.2
TOTAL	21729	30350	

NATIVITY & CITIZENSHIP (9)

NATIVE	79260
FOREIGN BORN:	
NATURALIZED	4177
NOT A CITIZEN	9305
YEAR OF IMMIGRATION (10)	
1975-1980	4698
1970-1974	2936
1965-1969	1950
1960-1964	1320
1950-1959	1255
PRE 1950	1323

MARITAL STATUS (12)

	MALE		FEMALE	
		%		%
SINGLE	11556	35.3	8511	24.4
MARRIED	17593	53.8	17656	50.5
SEPARATED	875	2.7	1534	4.4
WIDOWED	709	2.2	3942	11.3
DIVORCED	1960	6.0	3285	9.4

PLACE OF BIRTH (25)

BORN IN STATE	43996
BORN OUT OF STATE:	
NORTHEAST	4966
N. CENTRAL	12975
SOUTH	12195
WEST	4408
BORN ABROAD AT SEA	720
FOREIGN BORN	13482

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS
(POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	1323	1528	941	3792
SPOUSE	1080	1189	393	2662
OTHER RELATIVE	214	399	383	996
NONRELATIVE	12	12	14	38
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	576	931	1507	3014
HHOLDER NOT LIVING ALONE	18	25	68	111
NONRELATIVE	12	31	58	101
GROUP QUARTERS:				
HOME FOR THE AGED	38	149	520	707
OTHER INSTITUTION	21	6	6	33
OTHER GROUP QUARTERS	22	0	7	29

HOUSEHOLD TYPE
AND RELATIONSHIP (15)

FAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	17297	SAME HOUSE 38220
FEMALE HOUSEHOLDER	4432	DIFFERENT HOUSE
SPOUSE	16797	SAME COUNTY 27068
CHILD OF HOUSEHOLDER	32879	DIFFERENT COUNTY
OTHER RELATIVE	5617	SAME STATE 8899
NONRELATIVE	1721	DIFFERENT STATE:
NONFAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	4382	NORTHEAST 794
FEMALE HOUSEHOLDER	4239	N CENTRAL 1814
NONRELATIVE	2304	SOUTH 1497
GROUP QUARTERS	3074	WEST 1294

SCHOOL ENROLLMENT, SCHOOL COMPLETED,
& LABOR FORCE STATUS (49)

	16-17	18-19	20-21
ARMED FORCES	0	0	0
CIVILIAN:			
ENROLLED IN SCHOOL:			
EMPLOYED	550	640	733
UNEMPLOYED	119	115	48
NOT IN LABOR FORCE	2204	546	351
NOT ENROLLED IN SCHOOL:			
HIGH SCHOOL GRAD:			
EMPLOYED	4	697	1215
UNEMPLOYED	9	117	117
NOT IN LABOR FORCE	23	230	292
NOT HIGH SCHOOL GRAD:			
EMPLOYED	117	477	644
UNEMPLOYED	25	151	205
NOT IN LABOR FORCE	380	500	681

HOUSEHOLD TYPE BY LABOR FORCE STATUS OF HOUSEHOLDER (52)

	MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON- FAMILY HOUSEHOLD
HOUSEHOLDER IN:				
ARMED FORCES	17	0	0	6
CIVILIAN LABOR FORCE:				
EMPLOYED	13065	821	2119	4893
UNEMPLOYED	531	55	262	286
NOT IN LABOR FORCE:	3068	217	1574	3436

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	0	0	25	0	6	0	5	0	0	0
CIVILIAN:												
EMPLOYED	1365	1120	3887	2669	6854	4521	3930	2545	5079	3859	456	376
	45.2	37.1	52.3	35.9	56.6	37.4	57.2	37.1	54.5	41.4	50.6	41.7
UNEMPLOYED	244	292	485	398	447	281	217	176	266	116	33	37
	8.1	9.7	6.5	5.4	3.7	2.3	3.2	2.6	2.9	1.2	3.7	4.1
NOT IN LABOR FORCE	1750	2133	1180	2189	1163	3390	390	1646	1503	3642	2518	4747

SEX BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG---			-----AGRICULTURE-----			FAMILY TYPE AND WORKERS IN FAMILY (64)			
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE		MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE
PRIVATE WAGE & SALARY:										
PRIVATE COMPANY	28352	17140	11212	348	205	143				
OWN CORPORATION	209	166	43	5	5	0				
FEDERAL GOVERNMENT	1033	569	464	0	0	0				
STATE GOVERNMENT	1912	903	1009	13	0	13	0 WORKERS	1803	110	996
LOCAL GOVERNMENT	3288	1538	1750	0	0	0	1 WORKER	5342	470	1937
SELF-EMPLOYED	1294	916	378	127	113	14	2 WORKERS:		380	765
UNPAID FAMILY	80	16	64	0	0	0	HUSBAND/WIFE	6449		
							OTHER	991		
							3+ WORKERS:		133	257
							HUSBAND/WIFE	1765		
							OTHER	331		

OCCUPATION BY SEX (57)

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
PUBLIC	65	47	18	PRIVATE HOUSEHOLD	235	16	219
MANUFACTURING	385	274	111	POLICE, FIREFIGHTERS	203	186	17
RETAIL, SELF-EMPLOYED	57	35	22	GUARDS	320	275	45
RETAIL, SALARIED	459	308	151	OTHER PROTECTIVE	128	109	19
OTHER	1018	632	386	FOOD	1916	796	1120
				HEALTH	1111	156	955
MANAGEMENT RELATED	625	350	275	BUILDING CLEANERS	1416	1054	362
				PERSONAL	909	151	758
PROFESSIONAL:				FARMING, FORESTRY, & FISHING:			
ARCHITECTS	31	31	0	FARM MANAGERS	23	23	0
ENGINEERS	639	603	36	OTHER FARM	209	132	77
SURVEYORS	0	0	0	RELATED AGRICULTURAL	329	283	46
NAT SCI & MATHEMATICIANS	122	85	37	FORESTRY & LOGGING	40	40	0
HEALTH DIAGNOSIS	68	56	12	FISHING, HUNTING, TRAPPING	0	0	0
HEALTH ASSESSMENT	377	81	296				
TEACHERS, ELEM & SECONDARY	1040	381	659	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	348	198	150	AUTO MECHANIC	558	552	6
SOCIAL SCIENTIST	61	48	13	OTHER MECHANICS	1223	1107	116
SOC. RECREATION & RELIG	365	217	148	CARPENTERS	344	339	5
LAWYERS & JUDGES	33	33	0	OTHER CONSTRUCTION	1293	1278	15
WRITERS, ARTISTS,				EXTRACTORS	0	0	0
ENTERTAINERS & ATHLETES	292	210	82	PRECISION PRODUCTION:			
TECHNICIANS:				SUPERVISORS	921	751	170
HEALTH EXCL NURSES	168	74	94	METAL WORKERS	378	344	34
LICENSED NURSES	196	0	196	PLANT & SYSTEM OPERATORS	64	64	0
OTHER	856	641	215	OTHER	588	355	233
SALES:				OPERATORS:			
SUPERVISORS, SELF-EMPLOYED	102	65	37	MACHINE EXC PRECISION	2875	1969	906
SUPERVISORS, SALARIED	382	277	105	FABRICATORS, ASSEMBLERS	1880	1057	823
REPRESENTATIVES:				PRODUCTION INSPECTORS	399	199	200
FINANCE & BUSINESS	450	324	126	TRANSPORTATION & MATERIAL MOVERS:			
COMMODITIES EXC RETAIL	234	186	48	VEHICLE OPERATORS	1143	1076	67
WORKERS:				OTHER TRANSPORTATION	62	62	0
RETAIL	1038	485	553	MATERIAL MOVERS	469	422	47
NON RETAIL	156	80	76	HANDLERS, HELPERS, & LABORERS:			
CASHIERS	588	81	507	HELPERS	113	108	5
SALES RELATED	0	0	0	CONSTRUCTION LABORERS	464	464	0
ADMINISTRATIVE SUPPORT:				FREIGHT & STOCK HANDLERS	415	345	70
SUPERVISORS	433	245	188	VEHICLE & EQUIP CLEANERS	62	45	17
COMPUTER OPERATORS	193	102	91	MISCELLANEOUS MANUAL	964	630	334
SECRETARIES & TYPISTS	1174	33	1141				
BOOKKEEPERS & ACCOUNTANTS	527	36	491				
FINANCIAL PROCESSORS	156	20	136				
MAIL & MESSAGE DIST	273	160	113				
MATERIAL RECORDING	671	472	199				
OTHER	2025	313	1712				

OCCUPATION BY SEX (57)

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
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ARCHITECTS	31	31	0	FARM MANAGERS	23	23	0
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NAT SCI & MATHEMATICIANS	122	85	37	FORESTRY & LOGGING	40	40	0
HEALTH DIAGNOSIS	68	56	12	FISHING, HUNTING, TRAPPING	0	0	0
HEALTH ASSESSMENT	377	81	296				
TEACHERS, ELEM & SECONDARY	1040	381	659	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	348	198	150	AUTO MECHANIC	558	552	6
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CASHIERS	588	81	507	HELPERS	113	108	5
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FINANCIAL PROCESSORS	156	20	136				
MAIL & MESSAGE DIST	273	160	113				
MATERIAL RECORDING	671	472	199				
OTHER	2025	313	1712				

HOUSEHOLD AND FAMILY INCOME

FAMILIES (B2)

	HOUSEHOLDS (71)				AGE OF HOUSEHOLDER				
	TOTAL	OWNER	RENTER		TOTAL	15-24	25-44	45-64	65+
LESS THAN \$2,500	1577	457	1120		888	172	508	161	47
\$2,500 TO \$4,999	2805	1089	1716		1022	180	528	208	106
\$5,000 TO \$7,499	2630	1002	1628		1749	352	731	304	362
\$7,500 TO \$9,999	2703	1071	1632		1730	209	656	481	384
\$10,000 TO \$12,499	2891	1341	1550		1932	238	944	386	364
\$12,500 TO \$14,999	2169	1091	1078		1625	186	725	368	346
\$15,000 TO \$17,499	2552	1595	957		1978	216	995	553	214
\$17,500 TO \$19,999	2047	1268	779		1623	140	887	427	169
\$20,000 TO \$22,499	2333	1771	562		1942	129	1086	618	109
\$22,500 TO \$24,999	1641	1186	455		1347	76	705	510	56
\$25,000 TO \$27,499	1525	1115	410		1157	71	555	446	85
\$27,500 TO \$29,999	1157	948	209		1030	57	513	427	33
\$30,000 TO \$34,999	1697	1441	256		1490	65	803	568	54
\$35,000 TO \$39,999	1094	984	110		930	30	398	435	67
\$40,000 TO \$49,999	853	754	99		725	25	288	364	48
\$50,000 TO \$74,999	538	448	90		442	22	139	266	15
\$75,000 OR MORE	138	138	0		119	0	41	68	10

MEDIAN (72)	15392	19873	10370						
MEAN (73)	17589	21413	12239	MEAN	19453	13714	19011	23779	14818

HOUSEHOLD INCOME BY TYPE (77)

MEDIAN FAMILY INCOME
BY FAMILY TYPE BY PRESENCE
AND AGE OF CHILDREN (B6)

HOUSEHOLD INCOME TYPE	MEAN		MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WAGE OR SALARY	17824				
NONFARM SELF-EMPLOYMENT	9040				
FARM SELF-EMPLOYMENT	3868	WITH CHILDREN < 6YRS	17905	11250	6496
INTEREST, DIVIDEND, OR NET RENTAL	2508	WITH CHILDREN 6 - 17YRS	23568	13095	9270
SOCIAL SECURITY	4068	WITHOUT OWN CHILDREN	19800	16684	13265
PUBLIC ASSISTANCE	3264				
OTHER	3703				

MEDIAN FAMILY INCOME
BY NUMBER OF WORKERS (B9,90,91)

	MEDIAN
TOTAL	17425
0 WORKERS	7433
1 WORKER	14038
2 WORKERS	21503
3 + WORKERS	29028

UNRELATED INDIVIDUALS
MEDIAN INCOME (93)

	MEDIAN
MALES:	
15 - 64	9372
65 +	5070
FEMALES:	
15 - 64	6009
65 +	5069

PER CAPITA INCOME (101)

TOTAL	5819
IN HOUSEHOLD	5973
IN GROUP QTRS.	1314

POVERTY STATUS
AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	FAMILIES			UNRELATED INDIVIDUALS		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	196			111		
BELOW POVERTY, EXCL						
SOCIAL SECURITY		51	145		87	81
ABOVE POVERTY, EXCL						
SOCIAL SECURITY		14	902		0	124
W/O SOCIAL SECURITY	2518	1000	13111	2283	461	5811
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	149			291		
BELOW POVERTY, EXCL						
SOCIAL SECURITY		149	722		478	865
ABOVE POVERTY, EXCL						
SOCIAL SECURITY		0	1731		0	824
W/O SOCIAL SECURITY	69	52	920	231	115	489
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	1060			269		
BELOW POVERTY, EXCL						
PUBLIC ASSISTANCE		293	349		362	258
ABOVE POVERTY, EXCL						
PUBLIC ASSISTANCE		26	1277		46	236
W/O PUBLIC ASSISTANCE	1872	947	15905	2647	733	7700

FAMILIES BELOW POVERTY
BY PRESENCE AND AGE OF CHILDREN (112)

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND	PERSONS		
			TOTAL	MALE	FEMALE
RELATED CHILDREN:					
0 - 5 AND 6 - 17	911	375	6409	3446	2963
0 - 5 ONLY	649	297	2429	1212	1217
6 - 17 ONLY	970	553	4049	1703	2346
NONE	402	105	1558	710	848
			227	55	172
			288	100	188
			418	101	317

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	FAMILY HOUSEHOLD			NONFAMILY		
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE IN GROUP QUARTERS
60 - 64	59	61	8	84	0	0
65 - 74	88	67	0	108	11	14
75 +	71	65	0	242	11	29

100% COUNT (109) 32153
 UNWEIGHTED SAMPLE (110) 5141
 WEIGHTED SAMPLE (1) 32153
 YEAR-ROUND (3) 32139
 SEASONAL & MIGRATORY (2) 14

-----VEHICLES-----

HOUSEHOLD INCOME (22)	0	1	2	3	4+
\$ 0 - 4,999	1586	2087	596	153	46
\$ 5,000 - 9,999	1230	2940	933	274	60
\$10,000 - 14,999	341	2691	1552	431	133
\$15,000 - 19,999	132	1734	1789	708	201
\$20,000 - 29,999	125	1551	2890	1531	456
\$30,000 - 39,999	14	341	1252	778	312
\$40,000 - 49,999	18	66	334	271	127
\$50,000 - 74,999	13	49	149	170	124
\$75,000 +	0	20	67	14	33

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	21488	12878	59.9	8610	40.1
WHITE, NON-SPANISH	17669	10680	60.4	6989	39.6
BLACK	4932	2709	54.9	2223	45.1
BLACK, NON-SPANISH	4879	2688	55.1	2191	44.9
AMERICAN INDIAN	371	203	54.7	168	45.3
ESKIMO	0	0	.0	0	.0
ALEUT	6	6	100.0	0	.0
AMERICAN IND. ESKIMO, & ALEUT, NON-SPANISH	309	167	54.0	142	46.0
JAPANESE	105	66	62.9	39	37.1
CHINESE	111	16	14.4	95	85.6
FILIPINO	114	80	70.2	34	29.8
KOREAN	38	13	34.2	25	65.8
ASIAN INDIAN	66	56	84.8	10	15.2
VIETNAMESE	135	18	13.3	117	86.7
HAWAIIAN	11	0	.0	11	100.0
GUAMANIAN	0	0	.0	0	.0
SAMOAN	18	0	.0	18	100.0
OTHER ASIAN	38	23	60.5	15	39.5
ASIAN & PAC ISLANDER, NON-SPANISH	601	248	41.3	353	58.7
OTHER	2889	1302	45.1	1587	54.9
OTHER, NON-SPANISH	55	30	54.5	25	45.5
TOTAL SPANISH	6764	3547	52.4	3217	47.6
MEXICAN	5886	3062	52.0	2824	48.0
PUERTO RICAN	148	65	43.9	83	56.1
CUBAN	79	38	48.1	41	51.9
OTHER SPANISH	651	382	58.7	269	41.3

UNITS IN STRUCTURE (13)

1, DETACHED	1276	5912	7174	3718	1358
1, ATTACHED	219	540	336	63	5
2	182	323	229	60	21
3 - 4	456	903	462	121	36
5 - 9	263	705	187	43	13
10+	886	2350	856	261	46
MOBILE HOMES	177	746	318	64	13

PERSONS IN UNIT (17)

1	1884	4222	721	141	74
2	563	3154	3540	981	186
3	406	1520	1769	925	362
4	204	1127	1579	1066	321
5	180	748	950	658	244
6 +	222	708	1003	559	305

TOTAL OCCUPIED HOUSING UNITS

HOUSE HEATING FUEL (14)	-----UNITS IN STRUCTURE-----						MOBILE HOMES
	1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	
UTILITY GAS	18168	967	675	1744	1064	3043	1189
BOTTLED, TANK OR LP GAS	104	17	13	4	15	54	38
ELECTRICITY	1010	171	119	227	125	1241	76
FUEL OIL, KEROSENE	0	0	0	0	0	7	4
COAL OR COKE	0	0	0	0	0	0	0
WOOD	72	0	0	0	0	11	0
OTHER	0	0	0	0	0	0	0
NONE	84	8	8	3	7	43	11

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
0	301	194	1152
.1 - 2	100	91	9687
3 - 4	248	246	7116
5 - 9	815	1016	5027
10 - 14	627	391	618
15 - 19	513	172	137
20 +	1228	65	72
NOT COMPUTED	506	0	0

AGE OF HOUSEHOLDER (51)			
< 55	3453	1328	16291
55 < 59	207	87	1842
60 < 64	146	203	1591
65 < 74	216	237	2150
75 +	316	320	1935

SELECTED CHARACTERISTICS (49)			
LACKING COMPLETE PLUMBING	116	38	119
1.01+ PERSONS/ROOM	1071	349	1808
UNIT BUILT BEFORE 1940	577	317	3190
LACKING CENTRAL HEATING	967	540	3204
NO VEHICLE AVAILABLE	1101	627	1731

SUMMARY OF SELECTED CHARACTERISTICS (50)			
NONE PRESENT	1697	871	15683
1 OF 5 PRESENT	1628	859	6392
2 OF 5 PRESENT	855	332	1546
3 OF 5 PRESENT	138	104	184
4 OF 5 PRESENT	20	9	4
5 OF 5 PRESENT	0	0	0

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (44)			
\$ < 10,000	7	0	18
\$ 10,000 - 29,999	149	88	753
\$ 30,000 - 49,999	314	247	2620
\$ 50,000 - 79,999	635	354	7691
\$ 80,000 - 99,999	42	11	1063
\$ 100,000 - 149,999	18	4	570
\$ 150,000 +	5	0	126

GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)			
\$ < 100	54	81	212
\$ 100 - 149	145	150	517
\$ 150 - 199	383	160	1109
\$ 200 - 249	561	272	1896
\$ 250 - 299	689	235	1974
\$ 300 - 399	682	265	1810
\$ 400 - 499	221	53	566
\$ 500 +	106	24	317
NO CASH RENT	38	21	164

UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	799	328	491	4328	8023	3084	3180	20233
1, ATTACHED	62	60	130	310	339	215	99	1215
2	21	20	42	161	208	174	257	883
3 - 4	74	60	179	933	545	187	280	2258
5 - 9	7	41	57	533	303	194	173	1308
10 +	88	620	666	1904	907	317	255	4757
MOBILE HOMES	112	383	256	580	110	14	30	1465

CONDOMINIUMS (4)	98	43	88	141	36	0	0	406
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
\$ < 10,000	0	0	0	0	0	7	18	25
\$ 10,000 - 29,999	0	15	10	70	301	214	380	990
\$ 30,000 - 49,999	6	15	51	404	1427	717	561	3181
\$ 50,000 - 79,999	84	60	204	2381	4072	991	888	8680
\$ 80,000 - 99,999	122	133	63	272	284	115	127	1116
\$100,000 - 149,999	222	22	10	95	89	58	96	592
\$150,000 +	37	14	0	30	0	4	46	131
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
\$ < 100	12	16	8	134	800	630	815	2415
\$100 - 199	0	22	45	435	1309	549	394	2754
\$200 - 299	5	6	104	875	1465	275	291	3021
\$300 - 399	12	18	47	622	895	271	241	2106
\$400 - 499	10	53	38	467	859	195	148	1770
\$500 - 749	188	101	91	598	815	168	175	2136
\$750 +	244	43	5	121	30	18	52	513
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	1163	1512	1821	8749	10435	4185	4274	32139
VACANT FOR SALE	251	22	31	106	73	3	20	506
VACANT FOR RENT	35	75	72	307	271	99	69	928
OTHER VACANT	35	17	14	70	112	34	101	383
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	0	9	0	0	9
\$ 30,000 - 49,999	9	0	0	8	0	0	4	21
\$ 50,000 - 79,999	29	0	14	49	51	3	16	162
\$ 80,000 - 99,999	39	0	5	18	0	0	0	62
\$100,000 - 149,999	140	0	6	0	0	0	0	146
\$150,000 +	0	0	0	0	0	0	0	0
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
\$ < 100	0	18	0	0	12	12	21	63
\$100 - 149	0	0	0	11	11	12	0	34
\$150 - 199	9	39	0	26	60	21	17	172
\$200 - 249	0	0	12	119	70	26	11	238
\$250 - 299	7	18	25	113	67	6	20	256
\$300 - 399	14	0	32	24	21	14	0	105
\$400 - 499	5	0	3	14	30	8	0	60
\$500 +	0	0	0	0	0	0	0	0

TOTAL OCCUPIED (1)	30322	%			TOTAL	OWNER	RENTER
OWNER OCCUPIED	17370	57.3			2.4	2.8	2.1
RENTER OCCUPIED, WITH CASH	12699	41.9		MEDIAN PERSONS PER UNIT (4)			
RENTER OCCUPIED, NO CASH	253	.8		MEDIAN ROOMS PER UNIT (6)	4.9	5.5	3.8

OCCUPIED UNITS BY UNITS IN STRUCTURE AND PERSONS IN UNIT (11)

PERSONS PER UNIT	-----1, MOBILE HOMES-----			-----2 - 4-----			-----5 OR MORE-----			-----TOTAL-----		
	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER	TOTAL	OWNER	RENTER
1	3718	2623	1095	682	52	630	2642	134	2508	7042	2809	4233
2	6044	4735	1309	739	126	613	1641	131	1510	8424	4992	3432
3	3817	2903	914	616	70	546	549	20	529	4982	2993	1989
4	3610	2810	800	317	21	296	370	59	311	4297	2890	1407
5	2400	1757	643	191	20	171	189	40	149	2780	1817	963
6 +	2330	1763	567	248	48	200	219	58	161	2797	1869	928

	TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED		TOTAL OCCUPIED	OWNER OCCUPIED	RENTER OCCUPIED
PLUMBING FACILITIES (15)				HEATING EQUIPMENT (33)			

COMPLETE PLUMBING	30049	17319	12730
COMPLETE PLUMBING(SHARED)	141	14	127
SOME PLUMBING	87	22	65
NO PLUMBING	45	15	30

STEAM OR HOT WATER	649	268	381
CENTRAL FURNACE	12152	9080	3072
ELECTRIC HEAT PUMP	328	98	230
OTHER BUILT-IN ELECTRIC FLOOR, WALL, OR PIPELESS FURNACE	1832	530	1302
ROOM HEATERS W/FLUE	10650	5628	5022
ROOM HEATERS W/O FLUE	3285	1235	2050
FIREPLACE, STOVES, OR PORTABLE ROOM HEATERS	757	229	528
NONE	505	269	236
	164	33	131

VEHICLES AVAILABLE (25)

NONE	3459	932	2527
1	11479	4939	6540
2	9562	6777	2785
3	4330	3440	890
4 +	1492	1282	210

HOUSE HEATING FUEL (34)

YEAR HOUSEHOLDER MOVED INTO UNIT (26)

1979 - MARCH 1980	8971	2769	6202
1975 - 1978	9755	5071	4684
1970 - 1974	4280	3067	1213
1960 - 1969	4152	3566	586
1950 - 1959	2266	2055	211
PRE 1949	898	842	56

UTILITY GAS	26850	16206	10644
BOTTLED, TANK, OR LP GAS	245	64	181
ELECTRICITY	2969	1011	1958
FUEL OIL, KEROSENE, ETC.	11	4	7
COAL OR COKE	0	0	0
WOOD	83	52	31
OTHER	0	0	0
NONE	164	33	131

YEAR STRUCTURE BUILT (13, 58)

	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940
TOTAL OCCUPIED	842	1398	1704	8266	9979	4049	4084
MEAN PERSONS	2.8	1.9	2.6	3.1	3.1	2.8	2.6
OWNER OCCUPIED	666	589	625	4150	6717	2314	2309
MEAN PERSONS	2.9	2.5	3.1	3.6	3.3	3.0	2.8
RENTER OCCUPIED	176	809	1079	4116	3262	1735	1775
MEAN PERSONS	2.7	1.4	2.2	2.6	2.8	2.6	2.5

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED) (17,18)

POVERTY STATUS BY VALUE AND GROSS RENT (1979 INCOME)

		NON- TOTAL CONDOMINIUMS CONDOMINIUMS		
\$	< 10,000	25	25	0
\$ 10,000	- 14,999	129	120	9
\$ 15,000	- 19,999	173	173	0
\$ 20,000	- 24,999	331	326	5
\$ 25,000	- 29,999	371	371	0
\$ 30,000	- 34,999	418	418	0
\$ 35,000	- 39,999	633	633	0
\$ 40,000	- 44,999	797	788	9
\$ 45,000	- 49,999	1361	1342	19
\$ 50,000	- 59,999	3618	3539	79
\$ 60,000	- 69,999	3344	3324	20
\$ 70,000	- 79,999	1849	1817	32
\$ 80,000	- 89,999	857	796	61
\$ 90,000	- 99,999	326	320	6
\$100,000	- 124,999	418	418	0
\$125,000	- 149,999	174	174	0
\$150,000	- 199,999	105	105	0
\$200,000	+	26	26	0

TOTAL	14955	14715	240
MEDIAN		58900	59700

HOUSING UNIT RENT (SPECIFIED RENTER-OCCUPIED) (20,21,39,40)

HOUSING UNIT VALUE
(SPECIFIED OWNER-
OCCUPIED NONCONDO-
MINIUMS) (65)

INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125 % OF POVERTY
----------------------------	---	-------------------------------

\$	< 10,000	7	0	18
\$ 10,000	- 29,999	149	88	753
\$ 30,000	- 49,999	314	247	2620
\$ 50,000	- 79,999	635	354	7691
\$ 80,000	- 99,999	42	11	1063
\$100,000	- 149,999	18	4	570
\$150,000	+	5	0	126

HOUSING UNIT RENT
(SPECIFIED RENTER-
OCCUPIED) (66)

\$	< 100	54	81	212
\$100	- 149	145	150	517
\$150	- 199	383	160	1109
\$200	- 249	561	272	1896
\$250	- 299	689	235	1974
\$300	- 399	682	265	1810
\$400	- 499	221	53	566
\$500	+	106	24	317
NO CASH RENT		38	21	164

GROSS CONTRACT

\$	< 50	7	65
\$ 50	- 59	29	64
\$ 60	- 69	22	131
\$ 70	- 79	64	171
\$ 80	- 89	108	141
\$ 90	- 99	117	179
\$100	- 119	222	344
\$120	- 139	307	584
\$140	- 159	517	831
\$160	- 179	573	1007
\$180	- 199	845	1006
\$200	- 224	1301	1898
\$225	- 249	1428	1381
\$250	- 274	1535	1518
\$275	- 299	1363	929
\$300	- 349	1765	1107
\$350	- 399	992	664
\$400	- 499	840	362
\$500	+	447	100
NO CASH RENT		223	223

TOTAL	12482	12482
MEDIAN	261	223

UNITS IN STRUCTURE BY GROSS RENT (SPECIFIED RENTER-OCCUPIED) (85)

UNITS IN STRUCTURE							MOBILE HOMES	BOAT, TENT, VAN, ETC
GROSS RENT	1	2-4	5-9	10-49	50+			
\$ < 100	83	40	8	42	170	4	0	
\$100 - 149	248	163	67	103	147	84	0	
\$150 - 199	626	306	233	309	114	64	0	
\$200 - 249	895	476	363	777	187	31	0	
\$250 - 299	771	689	290	767	375	6	0	
\$300 - 349	677	318	107	412	239	12	0	
\$350 - 399	498	232	45	101	111	5	0	
\$400 - 499	580	172	11	32	45	0	0	
\$500 +	359	26	9	10	43	0	0	
NO CASH RENT	138	34	0	25	26	0	0	

HOUSEHOLDER OR SPOUSE AGE 60-64,
NEITHER AGE 65 OR OLDERHOUSEHOLDER OR SPOUSE
AGE 65 OR OVER

	TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS		TOTAL UNITS	OWNER OCCUPIED UNITS		RENTER OCCUPIED UNITS	
		NUMBER	%	NUMBER	%		NUMBER	%	NUMBER	%
TOTAL (67)	1977	1416	71.6	561	28.4	5363	3573	66.6	1790	33.4
LIVE IN ONE FAMILY HOUSE (68)	1408	1223	86.9	185	13.1	3430	2824	82.3	606	17.7
LIVE IN MOBILE HOME (69)	185	162	87.6	23	12.4	545	497	91.2	48	8.8
LIVE IN CONDOMINIUM (72)	17	10	58.8	7	41.2	52	35	67.3	17	32.7
LIVE IN 4+ STORY STRUCTURE WITH ELEVATOR (77)	0	0	.0	0	.0	48	7	14.6	41	85.4
LACKING COMPLETE PLUMBING (83)	0	0	.0	0	.0	33	14	42.4	19	57.6
1.01 OR MORE PERSONS PER ROOM (71)	79	42	53.2	37	46.8	77	37	48.1	40	51.9
LACKING COMPLETE PLUMBING AND 1.01 OR MORE PERSONS PER ROOM (70)	0	0	.0	0	.0	0	0	.0	0	.0
NO KITCHEN FACILITIES (73)	26	0	.0	26	100.0	243	56	23.0	187	77.0
NO VEHICLE AVAILABLE (74)	237	56	23.6	181	76.4	1506	641	42.6	865	57.4
NO TELEPHONE (75)	87	28	32.2	59	67.8	121	42	34.7	79	65.3
NO CENTRAL HEATING SYSTEM (76)	328	154	47.0	174	53.0	649	429	50.5	420	49.5
NO AIR CONDITIONING (78)	736	504	68.5	232	31.5	1897	1357	71.5	540	28.5
MEAN HOUSING UNIT VALUE (79,80)		55908					53694			
MEAN HOUSING UNIT RENT (79,80)				245					216	

SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS
HOUSEHOLDERS AGE 65 OR OLDER BY
SELECTED MONTHLY OWNER COSTS (57)

		%
\$ < 100	1364	52.6
\$100 - 199	832	32.1
\$200 - 299	253	9.7
\$300 - 399	78	3.0
\$400 - 499	30	1.2
\$500 - 749	32	1.2
\$750 +	6	.2

	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949
UNITS IN STRUCTURE (11)						
TOTAL OCCUPIED UNITS						
1	4579	6276	3343	3447	2116	840
2	296	283	112	68	39	17
3 - 4	1041	684	146	66	16	25
5 - 9	625	397	96	61	26	6
10 +	2145	1666	317	220	41	10
MOBILE HOMES	285	449	266	290	28	0
OWNER OCCUPIED						
1	2417	4402	2722	3163	1983	792
2	8	60	19	33	23	14
3 - 4	43	85	15	7	10	20
5 - 9	13	26	14	19	0	6
10 +	73	123	72	70	16	10
MOBILE HOMES	215	375	225	274	23	0
RENTER OCCUPIED						
1	2162	1874	621	284	133	48
2	288	223	93	35	16	3
3 - 4	998	599	131	59	6	5
5 - 9	612	371	82	42	26	0
10 +	2072	1543	245	150	25	0
MOBILE HOMES	70	74	41	16	5	0
AGE OF HOUSEHOLDER(21)						
TOTAL OCCUPIED UNITS						
15 - 24	2642	1040	84	64	32	0
25 - 34	3227	3729	823	146	45	9
35 - 44	1325	1761	1095	620	63	20
45 - 54	783	1292	774	1037	433	28
55 - 64	573	836	749	1037	700	181
65 +	421	1097	755	1248	993	660
OWNER OCCUPIED						
15 - 24	438	258	25	24	6	0
25 - 34	1193	2145	645	116	29	4
35 - 44	481	1063	888	566	57	10
45 - 54	318	755	608	948	412	28
55 - 64	199	450	518	942	659	178
65 +	140	400	383	970	892	622
RENTER OCCUPIED						
15 - 24	2204	782	59	40	26	0
25 - 34	2034	1584	178	30	16	5
35 - 44	644	698	207	54	6	10
45 - 54	465	537	166	89	21	0
55 - 64	374	386	231	95	41	3
65 +	281	697	372	278	101	38
MEDIAN PERSONS PER UNIT (20)						
TOTAL OCCUPIED	2.4	2.7	2.9	2.4	2.0	1.8
OWNER OCCUPIED	3.0	3.3	3.3	2.5	2.0	1.8
RENTER OCCUPIED	2.2	2.2	2.0	1.6	1.4	1.6

TABLE 1
CITY OF POMONA: INCOME DISTRIBUTION FOR
FAMILIES WITH HOUSEHOLDER'S 65+

Income Group	# 65+	%	City Total	%	% 65+ w/ Respect To Total
<\$5,000	153	6.2%	1,910	9.4%	8.0%
\$5,000-9,999	746	30.1	3,479	17.1	21.4
\$10,000-14,999	710	28.8	3,557	17.5	20.0
\$15,000-19,999	383	15.5	3,601	17.6	10.6
\$20,000-24,999	165	6.7	3,289	16.1	5.0
\$25,000-29,999	118	4.8	2,187	10.7	5.4
\$30,000 +	194	7.9	2,356	11.6	8.2
	2,469	100.0	20,379	100.0	12.1

TABLE 2
CITY OF POMONA: HOUSEHOLDS 60+ WITH
RESPECT TO POVERTY LEVEL

Age of Householder	Income Below Poverty Level	Income Between 100 and 124% of Poverty	Income 125% of Poverty and Above
60-64	146	203	1,591
65-74	216	237	2,150
75+	316	320	1,935
	678	760	4,236

TABLE 3
CITY OF POMONA: PERSONS 60 YEARS +
BELOW THE POVERTY LEVEL

Age Group	Male	%	Female	%	Total
60-64	55	24.2	172	75.8	227
65-74	100	34.7	188	65.3	288
75+	101	24.2	317	75.8	418
	256	27.4	677	72.6	933

TABLE 4
CITY OF POMONA: SELECTED MONTHLY OWNER COSTS
BY AGE OF HOUSEHOLDER

Monthly Cost	Householders 65+	%	City Total	%
< \$100	1,368	52.7%	2,415	16.4%
100-199	832	32.0	2,754	18.7
200-299	253	9.7	3,021	20.6
300-399	78	3.0	2,106	14.3
400-499	30	1.2	1,770	12.0
500-749	32	1.2	2,136	14.5
750 +	6	0.2	513	3.5
	2,599	100.0	14,715	100.0

TABLE 5
CITY OF POMONA: SELECTED MONTHLY OWNER COSTS
FOR FEMALE HOUSEHOLDS

Monthly Cost	Female Householder No Spouse (Family)	%	Female Householder Non-Family	%
< \$100	208	14.9%	10	8.9
100-199	268	19.2	40	35.7
200-299	352	25.2	34	30.4
300-399	211	15.1	16	14.3
400-499	181	13.0	4	3.6
500-749	164	11.7	8	7.1
750 +	13	0.9	0	0.0
	1,397	100.0	112	100.0

TABLE 6
CITY OF POMONA: DISTRIBUTION OF LARGE
HOUSEHOLDS BY INCOME GROUP

Income Group	5 Persons	6 Persons	7 Persons	Total	%
< \$5,000	156	99	123	378	7.1%
\$5,000-9,999	332	168	214	714	13.4
\$10,000-14,999	466	200	235	901	16.9
\$15,000-19,999	502	193	201	896	16.8
\$20,000-24,999	452	234	267	953	17.9
\$25,000-34,999	494	213	206	913	17.2
\$35,000-49,999	197	112	104	413	7.8
\$50,000 +	65	9	80	154	2.9
	2,664	1,228	1,430	5,322	100.0

TABLE 7
CITY OF POMONA: OCCUPIED UNITS BY UNITS
IN STRUCTURE AND PERSONS IN UNIT

Owners

Persons Per Unit	SFD/Mobilehomes	%	2-4 Units	%	5 Units +	%	Total
1	2,623	93.3	52	1.9	134	4.8	2,809
2	4,735	94.9	126	2.5	131	2.6	4,992
3	2,903	97.0	70	2.3	20	0.7	2,993
4	2,810	97.3	21	0.7	59	2.0	2,890
5	1,757	96.7	20	1.1	40	2.2	1,817
6+	1,763	94.3	48	2.6	58	3.1	<u>1,869</u>
							17,370

TABLE 8
RENTERS

Persons Per Unit	SFD Mobilehomes	%	2-4 Units	%	5 Units +	%	Total
1	1,095	25.9	630	14.9	2,508	59.2	4,233
2	1,309	38.1	613	17.9	1,510	44.0	3,432
3	914	45.9	546	27.5	529	26.6	1,989
4	800	56.9	296	21.0	311	22.1	1,407
5	643	66.7	171	17.8	149	15.5	963
6	567	61.0	200	21.5	161	17.4	<u>928</u>
							12,952

APPENDIX B
URBAN DECISION SYSTEMS, INC.
POPULATION AND DEMOGRAPHIC DATA

INCOME: 1980-87-92
POMONA, CA
PLACE 6 (CA) 2230

URBAN DECISION SYSTEMS, INC.
07/27/88

	1980 Census		1987 Est.		1992 Proj.	
POPULATION	92742		100100		104736	
In Group Quarters	2979		3414		3701	
PER CAPITA INCOME	\$ 5813		\$ 8860		\$ 11220	
AGGREGATE INCOME (\$Mil)	539.1		886.8		1175.2	
HOUSEHOLDS	30174	%	35334	%	38517	%
By Income						
Less than \$ 5,000	4306	14.3	2584	7.3	1782	4.6
\$ 5,000 - \$ 9,999	5249	17.4	4295	12.2	3432	8.9
\$ 10,000 - \$ 14,999	5055	16.8	4380	12.4	3903	10.1
\$ 15,000 - \$ 19,999	4563	15.1	4338	12.3	3776	9.8
\$ 20,000 - \$ 24,999	3973	13.2	3742	10.6	3525	9.2
\$ 25,000 - \$ 29,999	2693	8.9	3663	10.4	3433	8.9
\$ 30,000 - \$ 34,999	1695	5.6	2829	8.0	3240	8.4
\$ 35,000 - \$ 39,999	1069	3.5	2284	6.5	2673	6.9
\$ 40,000 - \$ 49,999	877	2.9	2977	8.4	4226	11.0
\$ 50,000 - \$ 74,999	547	1.8	2953	8.4	5341	13.9
\$ 75,000 +	144	0.5	1288	3.6	3186	8.3
Median Household Income	\$ 15470		\$ 22764		\$ 29136	
Average Household Income	\$ 17666		\$ 24923		\$ 30317	
FAMILIES	21479	%	24185	%	25743	%
By Income						
Less than \$ 5,000	1877	8.7	1347	5.6	1105	4.3
\$ 5,000 - \$ 9,999	3405	15.9	2357	9.7	1926	7.5
\$ 10,000 - \$ 14,999	3516	16.4	2707	11.2	2248	8.7
\$ 15,000 - \$ 19,999	3536	16.5	2765	11.4	2425	9.4
\$ 20,000 - \$ 24,999	3255	15.2	2638	10.9	2228	8.7
\$ 25,000 - \$ 29,999	2185	10.2	2838	11.7	2282	8.9
\$ 30,000 - \$ 34,999	1477	6.9	2083	8.6	2435	9.5
\$ 35,000 - \$ 39,999	904	4.2	1709	7.1	1911	7.4
\$ 40,000 - \$ 49,999	741	3.4	2319	9.6	2887	11.2
\$ 50,000 - \$ 74,999	456	2.1	2346	9.7	3888	15.1
\$ 75,000 +	124	0.6	1077	4.5	2408	9.4
Median Family Income	\$ 17501		\$ 25491		\$ 31351	
Average Family Income	\$ 19762		\$ 27593		\$ 32990	

Source: 1980 Census, July 1, 1987 UDS Estimates

(INF)

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	1980 Census		1987 Est.		1992 Proj.	
POPULATION	92742		100100		104736	
In Group Quarters	2979		3414		3701	
HOUSEHOLDS	30174	%	35334	%	38517	%
1 Person	6900	22.9	8807	24.9	9988	25.9
2 Person	8386	27.8	10269	29.1	11425	29.7
3-4 Person	9310	30.9	11135	31.5	12249	31.8
5+ Person	5576	18.5	5122	14.5	4855	12.6
Avg Hshld Size	2.97		2.74		2.62	
FAMILIES	21479		24185		25743	
	%		%		%	
RACE: White	71019	76.6	70904	70.8	69940	66.8
Black	17585	19.0	23979	24.0	28595	27.3
Amer. Indian	942	1.0	1188	1.2	1412	1.3
Asian/Pacific Islndr	2429	2.6	3062	3.1	3640	3.5
Other*	766	0.8	966	1.0	1148	1.1
SPANISH/HISPANIC	28210	30.4	40275	40.2	48639	46.4
AGE:	%		%		%	
0 - 5	10922	11.8	13981	14.0	15403	14.7
6 - 13	12634	13.6	11815	11.8	12732	12.2
14 - 17	6792	7.3	5968	6.0	5503	5.3
18 - 20	5672	6.1	4937	4.9	4680	4.5
21 - 24	8636	9.3	8649	8.6	8161	7.8
25 - 34	16514	17.8	20058	20.0	20439	19.5
35 - 44	8970	9.7	11632	11.6	13269	12.7
45 - 54	7606	8.2	7166	7.2	8180	7.8
55 - 64	6921	7.5	6826	6.8	6553	6.3
65 +	8074	8.7	9070	9.1	9816	9.4
Median Age	25.9		27.3		27.9	
MALES	45596	%	49567	%	51955	%
0 - 20	18225	40.0	18630	37.6	19462	37.5
21 - 44	17472	38.3	20858	42.1	21720	41.8
45 - 64	6915	15.2	6695	13.5	7100	13.7
65 +	2984	6.5	3383	6.8	3672	7.1
FEMALES	47146	%	50534	%	52781	%
0 - 20	17795	37.7	18070	35.8	18855	35.7
21 - 44	16648	35.3	19480	38.5	20149	38.2
45 - 64	7613	16.1	7296	14.4	7633	14.5
65 +	5091	10.8	5687	11.3	6144	11.6
HOUSING UNITS	31843	%				
Owner-Occupied	17328	54.4	19452		21177	
Renter-Occupied	12846	40.3	15882		17340	

*1980 other race modified to current Census Bureau definition

Source: 1980 Census, July 1, 1987 UDS Estimates

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INCOME: 1980-87-92

URBAN DECISION SYSTEMS, INC.
07/27/88

COUNTY 6 37: Los Angeles County

	1980 Census		1987 Est.		1992 Proj.	
POPULATION	7477503		8467256		9122190	
In Group Quarters	142061		178003		199560	
PER CAPITA INCOME	\$ 8317		\$ 13045		\$ 16680	
AGGREGATE INCOME (\$Mil)	62192.8		110458.7		152155.9	
HOUSEHOLDS	2730469	%	2928553	%	3057548	%
By Income						
Less than \$ 5,000	347713	12.7	209611	7.2	149602	4.9
\$ 5,000 - \$ 9,999	413433	15.1	299805	10.2	239418	7.8
\$ 10,000 - \$ 14,999	406256	14.9	313752	10.7	288339	9.4
\$ 15,000 - \$ 19,999	356125	13.0	318832	10.9	280164	9.2
\$ 20,000 - \$ 24,999	315284	11.5	280213	9.6	261392	8.5
\$ 25,000 - \$ 29,999	238934	8.8	275487	9.4	243708	8.0
\$ 30,000 - \$ 34,999	182627	6.7	218239	7.5	236245	7.7
\$ 35,000 - \$ 39,999	127868	4.7	184904	6.3	194313	6.4
\$ 40,000 - \$ 49,999	152728	5.6	285562	9.8	318473	10.4
\$ 50,000 - \$ 74,999	125310	4.6	332479	11.4	470447	15.4
\$ 75,000 +	64189	2.4	209675	7.2	375451	12.3
Median Household Income	\$ 17563		\$ 25763		\$ 31400	
Average Household Income	\$ 22556		\$ 37447		\$ 49454	
FAMILIES	1811587	%	1892751	%	1943201	%
By Income						
Less than \$ 5,000	133189	7.4	92799	4.9	77549	4.0
\$ 5,000 - \$ 9,999	227733	12.6	150614	8.0	123385	6.3
\$ 10,000 - \$ 14,999	248499	13.7	174010	9.2	144684	7.4
\$ 15,000 - \$ 19,999	238777	13.2	181369	9.6	158070	8.1
\$ 20,000 - \$ 24,999	230515	12.7	177311	9.4	151972	7.8
\$ 25,000 - \$ 29,999	188121	10.4	193611	10.2	146912	7.6
\$ 30,000 - \$ 34,999	149647	8.3	149831	7.9	162069	8.3
\$ 35,000 - \$ 39,999	107183	5.9	134736	7.1	131634	6.8
\$ 40,000 - \$ 49,999	129421	7.1	217654	11.5	218751	11.3
\$ 50,000 - \$ 74,999	105357	5.8	257411	13.6	347635	17.9
\$ 75,000 +	53144	2.9	163408	8.6	280542	14.4
Median Family Income	\$ 21135		\$ 29397		\$ 35264	
Average Family Income	\$ 26074		\$ 42953		\$ 55811	

Source: 1980 Census, July 1, 1987 UDS Estimates

(INF)

Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

COUNTY 6 37: Los Angeles County

	1980 Census		1987 Est.		1992 Proj.	
POPULATION	7477503		8467256		9122190	
In Group Quarters	142061		178003		199560	
HOUSEHOLDS	2730469	%	2928553	%	3057548	%
1 Person	747614	27.4	823153	28.1	870569	28.5
2 Person	812307	29.7	891887	30.5	942903	30.8
3-4 Person	798131	29.2	885415	30.2	943784	30.9
5+ Person	372417	13.6	328097	11.2	300291	9.8
Avg Hshld Size	2.69		2.83		2.92	
FAMILIES	1811587		1892751		1943201	
	%		%		%	
RACE: White	5955277	79.6	6546110	77.3	6879973	75.4
Black	964314	12.9	1210025	14.3	1387111	15.2
Amer. Indian	47755	0.6	60869	0.7	73194	0.8
Asian/Pacific Islndr	431553	5.8	550061	6.5	661436	7.3
Other*	78604	1.1	100190	1.2	120476	1.3
SPANISH/HISPANIC	2066103	27.6	2819578	33.3	3383590	37.1
	%		%		%	
AGE: 0 - 5	659552	8.8	816422	9.6	867724	9.5
6 - 13	872814	11.7	880500	10.4	1005646	11.0
14 - 17	498922	6.7	467632	5.5	447913	4.9
18 - 20	418902	5.6	381182	4.5	369996	4.1
21 - 24	602497	8.1	618825	7.3	592424	6.5
25 - 34	1337380	17.9	1643093	19.4	1690640	18.5
35 - 44	886965	11.9	1252543	14.8	1494589	16.4
45 - 54	760823	10.2	775288	9.2	921186	10.1
55 - 64	696643	9.3	733646	8.7	724826	7.9
65 +	743005	9.9	898126	10.6	1007249	11.0
Median Age	29.8		31.5		32.6	
SALES	3648361	%	4157847	%	4490021	%
0 - 20	1245389	34.1	1300968	31.3	1376595	30.7
21 - 44	1413851	38.8	1769766	42.6	1906001	42.4
45 - 64	700962	19.2	732972	17.6	807213	18.0
65 +	288159	7.9	354142	8.5	400212	8.9
FEMALES	3829142	%	4309406	%	4632165	%
0 - 20	1204801	31.5	1244767	28.9	1314681	28.4
21 - 44	1412991	36.9	1744695	40.5	1871651	40.4
45 - 64	756504	19.8	775962	18.0	838798	18.1
65 +	454846	11.9	543984	12.6	607037	13.1
HOUSING UNITS	2855578	%				
Owner-Occupied	1323397	46.3	1393903		1475691	
Renter-Occupied	1407072	49.3	1534650		1581857	

1980 other race modified to current Census Bureau definition

Source: 1980 Census, July 1, 1987 UDS Estimates

(DTA)

Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

APPENDIX A
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
METHODOLOGY USED IN EXISTING NEEDS IDENTIFICATION

METHODOLOGY

The projection of households in need (lower income households paying over 30% of income for housing) was based on the percentage increase or decrease of total households in a locality between 1980 and 1988. If the percentage change in households was a plus 10%, then the proportion of households in the lower income categories was increased exactly 10%. This "scaling up" was accomplished in the following manner:

The first step was to take the RHAM 83 local jurisdiction percentage split between income groups (based on 1980 census data) and apply it to the figure for households for 1988. In this way, an estimate of households for each income category was derived.

The second step was to assume that households in need would be in the same ratio to non-overpaying lower income households as in 1980. The ratio for each jurisdiction's low and moderate income categories was used to get a gross estimate of households in need for each category. The percentage breakdowns between income groups and the breakdown by owner-renter categories were based on 1980 census information on income and tenure type. No more recent data on households income was available at the jurisdiction level which satisfied the needs of our analysis or state law (i.e., generally available data, replicable methodology for all jurisdictions, etc.)

FURTHER ADJUSTMENTS

The number of low and moderate income households in need could be adjusted downward by the number of households assisted by government subsidy programs which reduce shelter payments to no more than 30% of household income (e.g., lower income households assisted by Section 8 housing assistance payments or Public Housing subsidies). This adjustment would be made by local governments, outside the RHNA adoption process, when the local housing element is developed. (emphasis added)

On the other hand, the number of lower income households in need could be adjusted upward to account for the impact of homeless persons on the jurisdiction (households in need that are not living in an occupied unit). This adjustment would also be made outside of the RHNA adoption process. As provided in the new state law (AB 1996), the homeless needs assessment could be performed as part of the required "identification of adequate sites for emergency shelters," required in local housing elements.

APPENDIX B
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
SHARE OF REGIONAL HOUSING NEED

REVISED SHARE

A local jurisdiction may submit a revised definition of its share of the regional housing need. The revised share shall be based upon available data and accepted planning methodology and shall be supported by adequate documentation. The data and planning methodology must be consistent with the seven criteria listed in the statute.

ALTERNATIVE DATA

The basic adequacy of alternative data shall be determined by the extent to which they are current, accurate, and consistent with other known data, and result from the application of sound and replicable methodology. Further, they must address one or more of the seven criteria listed in the statute:

1. Market Demand for Housing

(a) Considered only in the context of additional Future Need demand.

(b) Future Need -- the number of additional units needed in each jurisdiction based on households who are expected to reside within the various jurisdictions (future demand), plus an adequate supply of vacant housing -- (both for rent and for sale) -- to assure mobility, and units to replace losses.

Data elements needed to compute "future need" based on this definition are (per jurisdiction):

(1) Future Population:

SCAG Data Source: Future housing unit growth at the regional and jurisdictional levels, is used to generate household growth. Such data is developed in the 1988 Growth Management Plan (GMP). The data is further interpolated to determine July 1994 levels.

Alternative Local Data: Methodology sound population forecasts based on regional demographic factors (fertility rates, birth and death rates, net migration, etc.) which determine regional growth and influence its distribution among the various housing market areas (subregions). Further deviations for SCAG's distribution of household growth (or population) within RSAs must be agreed to by all affected jurisdictions.

(2) Future Household Size

SCAG Data Source: 1980 Census provides the base data for current household size. Future average household size, for the region is based on an extensive analysis of demographic trends in the Baseline Study, by which GMP regional totals were determined. In each jurisdiction, it is based on demographic trends observed at the sub-regional level.

Alternative Local Data: Trend line analysis and/or demographically based projections of future household sizes based on local survey data.

(3) Future Households

This is a mathematical task which divides future household population by future household size to produce the number of future households.

(4) Household Income Distribution

1980 Census Data (Third Count) has been used. It was assumed that the 1980 distribution within jurisdictions did not change during the intervening period, thus the 1987 distribution is the same as for 1980.

Alternative Local Data: A current, statistically significant survey, or an analysis of comprehensive data sets such as IRS or State Franchise Tax Board information which yields as comparable and methodologically sound set of estimates.

(5) Desired Vacancy Rate

SCAG Data Source: An ideal standard of 2% for ownership units and 5% for rental units within each jurisdiction. Each jurisdiction's number of single-family and multiple-family units were used as surrogates for ownership and rental units, respectively.

Alternative Local Data: Historical data based on field records, covering several building cycles, or ten years prior, indicating why another vacancy standard is more appropriate to allow for resident mobility and turnover. Reliable data on actual tenure within the jurisdiction.

Alternative Local Data: Objective factors (e.g., geologic conditions, toxic waste sites) that would preclude use of certain sites in a way that would reduce the capacity of a jurisdiction below forecasted levels.

4. Type and Tenure of Housing Need

SCAG Data Source: 1980 Census Data. Percentage breakdown applied to Existing housing levels.

Alternative Local Data: Scientifically sound and verifiable sample surveys with documentation and capability of being replicated.

5. Avoidance of Further Impaction of Lower Income Households

This is defined as avoidance of any action leading to a higher concentration of lower income households than the regional percentage in a jurisdiction. (The definition of impaction is a SCAG Policy determination). In practical terms, this implies a shift in the income distribution between the various jurisdictions over time.

For example, this may be done by reducing an impacted community's concentration of lower income households and the opposite for a higher income jurisdiction. (Assuming no loss in the regional total of households).

The data elements needed to measure levels of impaction are:

- Current household income distribution by jurisdiction;
- Current household distribution for the region; and
- A policy objective for reducing impaction.

Recommendations on this policy objective have been determined by local elected officials on SCAG's Policy Committee and are incorporated in the RHNA Future Need identification.

Alternative Local Data: "Locally derived alternatives for the revised income distribution will be considered under the following condition:

Local policies and methods can be submitted which affect future income distributions, specifically to avoid further local impaction, in situations where the RHNA distribution does not "significantly reduce local impaction." (emphasis added)

6. Farmworker Needs

SCAG has used data from State HCD on the special needs of farmworkers, as required by the housing element law.

Local data on this factor is encouraged as a subset of "current needs".

APPENDIX C
METHODOLOGY
REGIONAL HOUSING NEEDS ASSESSMENT

APPENDIX A
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
METHODOLOGY USED IN EXISTING NEEDS IDENTIFICATION

METHODOLOGY

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FURTHER ADJUSTMENTS

The number of low and moderate income households in need could be adjusted downward by the number of households assisted by government subsidy programs which reduce shelter payments to no more than 30% of household income (e.g., lower income households assisted by Section 8 housing assistance payments or Public Housing subsidies). This adjustment would be made by local governments, outside the RHNA adoption process, when the local housing element is developed. (emphasis added)

On the other hand, the number of lower income households in need could be adjusted upward to account for the impact of homeless persons on the jurisdiction (households in need that are not living in an occupied unit). This adjustment would also be made outside of the RHNA adoption process. As provided in the new state law (AB 1996), the homeless needs assessment could be performed as part of the required "identification of adequate sites for emergency shelters," required in local housing elements.

APPENDIX B
SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
SHARE OF REGIONAL HOUSING NEED

REVISED SHARE

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ALTERNATIVE DATA

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1. Market Demand for Housing

- (a) Considered only in the context of additional Future Need demand.
- (b) Future Need -- the number of additional units needed in each jurisdiction based on households who are expected to reside within the various jurisdictions (future demand), plus an adequate supply of vacant housing -- (both for rent and for sale) -- to assure mobility, and units to replace losses.

Data elements needed to compute "future need" based on this definition are (per jurisdiction):

(1) Future Population:

SCAG Data Source: Future housing unit growth at the regional and jurisdictional levels, is used to generate household growth. Such data is developed in the 1988 Growth Management Plan (GMP). The data is further interpolated to determine July 1994 levels.

Alternative Local Data: Methodology sound population forecasts based on regional demographic factors (fertility rates, birth and death rates, net migration, etc.) which determine regional growth and influence its distribution among the various housing market areas (subregions). Further deviations for SCAG's distribution of household growth (or population) within RSAs must be agreed to by all affected jurisdictions.

(2) Future Household Size

SCAG Data Source: 1980 Census provides the base data for current household size. Future average household size, for the region is based on an extensive analysis of demographic trends in the Baseline Study, by which GMP regional totals were determined. In each jurisdiction, it is based on demographic trends observed at the sub-regional level.

Alternative Local Data: Trend line analysis and/or demographically based projections of future household sizes based on local survey data.

(3) Future Households

This is a mathematical task which divides future household population by future household size to produce the number of future households.

(4) Household Income Distribution

1980 Census Data (Third Count) has been used. It was assumed that the 1980 distribution within jurisdictions did not change during the intervening period, thus the 1987 distribution is the same as for 1980.

Alternative Local Data: A current, statistically significant survey, or an analysis of comprehensive data sets such as IRS or State Franchise Tax Board information which yields as comparable and methodologically sound set of estimates.

(5) Desired Vacancy Rate

SCAG Data Source: An ideal standard of 2% for ownership units and 5% for rental units within each jurisdiction. Each jurisdiction's number of single-family and multiple-family units were used as surrogates for ownership and rental units, respectively.

Alternative Local Data: Historical data based on field records, covering several building cycles, or ten years prior, indicating why another vacancy standard is more appropriate to allow for resident mobility and turnover. Reliable data on actual tenure within the jurisdiction.

(6) Current Vacancies

SCAG Data Source: The most recent Federal Home Bank Postal Vacancy Surveys. State Department of Finance "other vacant" housing characteristics.

Alternative Local Data: Other scientifically sound and verifiable sample surveys with documentation and capability of being replicated. Evidence that the second home community adjustment does not apply to the Jurisdiction from a generally available source of information.

(7) Housing Unit Losses

SCAG Data Source: Average unit losses per year in same quantities as average actual demolitions in 1984-86 period.

Alternative Local Data: Local data on housing unit losses covering at least the last ten years. Documentation of reasons for future estimates if other than an extrapolation of past trends. Alternative data must include: recorded demolitions, conversions to and from residential uses, accidental losses.

2. Employment Opportunities and Commuting Patterns

Both considered by SCAG in the "Job/Housing Balance" adjustments made to the 1987 Baseline forecast to arrive at the 1988 GMP. The commuting patterns of the Baseline forecast, which was based on trend, were studied as part of the Regional Mobility Plan effort. It was found that adjustment to Baseline, in the form of changing some future housing and job patterns would avoid the necessity of attempting to provide many massive transportation improvements in a short time. As a result, employment is located closer to residents and commuting patterns are more rational and less congested than they would otherwise have been.

Alternative Local Data: Methodologically sound analysis of local conditions that lead to a conclusion that forecast levels of jobs or housing will not occur due to objective conditions. (emphasis added)

3. Availability of Suitable Sites and Public Facilities

The GMP effort evaluated the capacity of each jurisdiction to accommodate forecasted levels of housing in the year 2010.

Alternative Local Data: Objective factors (e.g., geologic conditions, toxic waste sites) that would preclude use of certain sites in a way that would reduce the capacity of a jurisdiction below forecasted levels.

4. Type and Tenure of Housing Need

SCAG Data Source: 1980 Census Data. Percentage breakdown applied to Existing housing levels.

Alternative Local Data: Scientifically sound and verifiable sample surveys with documentation and capability of being replicated.

5. Avoidance of Further Impaction of Lower Income Households

This is defined as avoidance of any action leading to a higher concentration of lower income households than the regional percentage in a jurisdiction. (The definition of Impaction is a SCAG Policy determination). In practical terms, this implies a shift in the income distribution between the various jurisdictions over time.

For example, this may be done by reducing an impacted community's concentration of lower income households and the opposite for a higher income jurisdiction. (Assuming no loss in the regional total of households).

The data elements needed to measure levels of impaction are:

- Current household income distribution by jurisdiction;
- Current household distribution for the region; and
- A policy objective for reducing impaction.

Recommendations on this policy objective have been determined by local elected officials on SCAG's Policy Committee and are incorporated in the RHNA Future Need Identification.

Alternative Local Data: "Locally derived alternatives for the revised income distribution will be considered under the following condition:

Local policies and methods can be submitted which affect future income distributions, specifically to avoid further local impaction, in situations where the RHNA distribution does not "significantly reduce local impaction." (emphasis added)

6. Farmworker Needs

SCAG has used data from State HCD on the special needs of farmworkers, as required by the housing element law.

Local data on this factor is encouraged as a subset of "current needs".

APPENDIX D
1990 COMPREHENSIVE
HOMELESS ASSISTANCE PLAN

CITY OF POMONA

1990 COMPREHENSIVE HOMELESS ASSISTANCE PLAN

The City of Pomona's Comprehensive Homeless Assistance Plan addresses the following requirements of Title IV of the Stewart B. McKinney Homeless Assistance Act:

- I. A statement describing the need for Title IV Assistance.
- II. An inventory of the facilities and services.
- III. A strategy to:
 - A. Match needs of the homeless with available facilities and services within the jurisdiction and;
 - B. Recognize special needs of varied homeless which include; families with children; elderly; mentally ill; and veterans.
- IV. How Federal assistance provided will complement and enhance local services and facilities.

I. A Statement Describing Need for Title IV Assistance

Economic circumstances account for 50% of the homeless population, former psychiatric patients 25% and those suffering personal misfortunes the remaining 25% (Robertson, Marjorie, Richard Ropers, and R. Boyer. 1984. Emergency Shelter for the Homeless in Los Angeles County). Recent studies indicate as well that the phenomena of homelessness is increasing. A 1986 study by the U.S. Conference of Mayors suggested, for example, that there was an increase of 20% in the number of persons seeking emergency shelter. Pomona, with an estimated population of 120,000, has faced a greater demand for support services to its homeless. In the advent of the 1990 Census, an attempt was made to gather current data to effectively link the needs within the community with available Title IV assistance for the ensuing year.

An estimated 10% (14,000) of Pomona's residents are either on Aid to Families with Dependent Children (AFDC) or General Relief (GR) utilizing to a great extent housing vouchers for temporary shelter, according to data provided by the Department of Social Services for the San Gabriel Valley. Within the period of February 1 to April 30, 1990, 491 homeless requested temporary vouchers, and 474 were approved. (Source: DPSS, Los Angeles County-Research & Statistics).

The issue remains those "at-risk" of becoming homeless who will inevitably swell the number of homeless persons. Nearly 4 million Californians living in poverty must choose between food and housing. The value of AFDC has decreased 23% since the 1970s and more of our State's families and disabled persons will be forced into a homeless situation. While 16 million households pay more than 35% of income for rent, 8 million families pay more than 60% of income for rent, and Federal support has decreased to 77% less to \$8 billion a year. (Source: Housing Now, Washington D.C.). Locally, research has supported this trend of increasing homelessness. Major shelter service providers within the community report the following:

- The homeless population is characterized as 60% families or singles with children, 30% mentally or physically disabled and 10% veterans (elderly homeless - unknown).

- An estimated 90% of the homeless population are residents with an average stay of 5 years in the community.

- The bulk of homeless are within Pomona, Ontario and Montclair (with lesser numbers living in San Dimas, LaVerne and Upland).

- The homeless population is more heterogeneous and includes more single men and women with severe mental illness combined with a history of substance abuse/dependence.

- Substance abuse/dependence and supportive services are in demand for homeless.

- Medical health services are very limited within the community, homeless single men (without Medi-Cal) needing emergency medical care usually receive assistance at L.A. County, USC Medical Center. Homeless families can receive medical care at the Pomona Valley Hospital Medical Center on an emergency basis.

Based upon a consensus of information drawn from service providers, there are at minimum 2500 to 3000 homeless in the City of Pomona. In comparison to 1500 homeless cited in July 1985, "Report to the Governing Body" by Tri-City Mental Health Authority, this represents a 100% increase. One service provider reported 474 homeless served for the period 1/1/89 to 12/31/89 with 70% receiving assistance from DPSS. The Pomona Valley Council of Churches also receives an average of 5-10 requests daily for housing assistance. It is clearly evident that the needs of the community and the limited availability of resources must be addressed in a creative manner to meet demand. Assistance would be beneficial in all areas of Subtitles B-E.

The following describes the need, or lack thereof, for assistance statutorily defined in the subtitles B-E of the Act.

A. Emergency Shelter Grant Program

The need for temporary overnight facilities will always be germane to the homeless population. However, the ESG, as amended, provides an opportunity for non-profit organizations to offer more comprehensive long-term supportive services. Given the increase in the number of families and single women/men reported by local providers, additional resources will be crucial in the areas of transitional shelter projects that can provide case management. The City, at best, can only assist one to two shelters based on current entitlement funding. The City is now faced with a multitude of new service organizations competing for scarce funding who propose to provide a transitional living environment for its homeless. The need is to provide supportive services on a longer term basis to meet the needs of all homeless on a case-by-case basis. Support services should include: child care, family budgeting/savings plan, job preparation and training services, personal hygiene, referrals to receive alcohol or substance abuse rehabilitation, parenting skills, and social adjustment activities to help develop self-esteem to a level for achieving independence. An emergency shelter serves only as a means to a greater end, which is for a homeless person to re-enter the mainstream of society.

B. Supportive Housing Demonstration Program

As referenced in this report, the mentally ill and physically disabled represents about 30% of this jurisdiction's homeless. Prolonged assistance to those capable of making a transition to independent living is still needed in this area within the community.

C. Supplemental Assistance for facilities to Assist The Homeless

Experience has proven that a majority of the shelter service facilities require, at minimum, moderate renovation before they can be in a position to properly offer the level of supportive services needed to reach homeless residents. Whether the need is emergency or transitional shelter services, the private non-profit organization as a rule, provides assistance beyond its immediate means or accommodations in its effort to meet demand.

The availability of other support facilities that would be accessible to the various local providers could never be underestimated. With an estimated 25 social services providers currently assisting the homeless persons in different areas, the City is still very limited in emergency

shelters facilities and has not been able to provide transitional housing at a reasonable level.

D. Section 8 Assistance/SRO

The City does not have a known facility or adequate accommodations to provide for this form of housing assistance. The current caseload within Section 8 is 95% leased-up with applications on the waiting list that exceed availability of units for tenants. The basic need for this program would be to research other resources that can be offered to the homeless population. Under Section 8 program guidelines, federal preference would be extended to homeless families placed on the waiting list. This would provide Section 8 rental housing assistance to those homeless persons meeting the program definition of a family.

II. INVENTORY OF FACILITIES AND SERVICES

An inventory of existing facilities and services is provided in attachment A. Services include but are not limited to:

1. Emergency Shelters
2. Transitional Housing
3. Employment/Job Preparation Services
4. Mental Health Services
5. Food, Clothing and Transportation
6. Life skills support (budget/savings plan, parenting)
7. Substance abuse and detoxification

III. Needs and Resources Strategy

A. Strategy to match needs with available resources

An inventory conducted of available homeless facilities and services depicts the need and lack thereof for supportive services. The majority of services provided to residents are information and referral or food, clothing and housing vouchers to local motels. This leaves a void for those who are in dire need of short-term shelter, while attempting to find a job and seek housing or rental assistance on a more permanent basis. During interviews with several service providers, it was evident that about three major facilities are utilized heavily for "referred" clients. These organizations include: the Pomona Valley Council of Churches, Pomona Neighborhood Center, Inc., and Chicana Family Services.

Since March of this year, the City has received many requests for funding homeless activities, and technical assistance is being provided to those organizations interested in acquiring property to house homeless families and

single women/men through HUD's Single Family Property Disposition Homeless Initiative.

The City has an established network of private non-profit agencies who have consistently interacted with each other to provide appropriate information and referral support to homeless residents. The organization, known as "C.H.A.N.C.E.S." (Coalition for Homeless Advocacy, Networking, Community Education and Services), provides a monthly forum for all interested agencies. CHANCES and an annual "Walk for the Hungry" event are some of the exceptional projects sponsored by non-profit organizations within the community. The main objective of CHANCES is to serve the homeless population in a more effective manner by coordinating efforts.

The City will be taking the role of strongly supporting this effort and others within the community over the ensuing year by designating staff to be more representative. This effort will have a direct impact in helping to meet the needs of specific homeless groups within the community.

The City is in the process of developing an on-going technical assistance and funding information network for local service providers. This community service would connect agencies with other sources of funding and assist with the skills needed to acquire grants.

Proposed Action Plan

In accordance with Section 90.23 of the Act, a preliminary action plan would include the following:

Goal: To improve the homeless service delivery system of the community at-large by establishing a "public-private" partnership that can serve as a clearing-house for linking the homeless with direct services more expediently.

This goal serves the dual purpose of allowing service providers to become actively involved in assisting with the development of a more effective Comprehensive Homeless Assistance Plan for the community and increase the response levels of emergency shelters, transitional housing facilities and other resources that can offer support services.

The objectives planned for developing a more comprehensive homeless outreach program are identified below:

<u>Objectives</u>	<u>Timeframe</u> (Tentative)
1. Adoption of a City Homeless Policy.	1/1991
2. To support additional shelters and homeless programs by advocating for additional federal assistance under Title IV of the Homeless Act.	
a) Supplemental Assistance	1/1991*
b) Supportive Housing	3/1991*
3. To establish an inter-departmental coordination between the Community Development Department (to include Planning), the Community Relations office and Community Programs to improve homeless services support at the City level.	Quarterly Meetings effective 9/1990
4. To provide technical assistance and information to local service providers based upon a questionnaire that identifies the needs for resources in the community according to demand.	10/1990
5. Post 1990 CHAP preparation- (a) incorporate a tracking method into the performance standards for existing homeless contracts; (b) recordation of targeted homeless groups served by the local service providers to obtain adequate data for the number of homeless in shelters, on the streets and at-risk of becoming homeless.	12-18 Mos.
6. Assessment of the local service providers areas of expertise to provide a more responsive referral network.	1/1991

*Dates vary with fiscal year 1991.

B. Strategy to Recognize Special Needs of Families with children; physically or mentally disabled; elderly and veterans.

The City has a range of projects that address some of the specific needs of the targeted homeless groups; however, these support services are limited due to overall availability of facilities and funding assistance. The City has attempted to expand the capacity of existing shelters to provide services by awarding grants to organizations that will immediately increase their levels of services. These organizations include: Pomona Valley

Council of Churches and the House of Ruth, which were funded under the ESG for rehabilitation. The House of Ruth is in the process of renovating its facility to become accessible to the physically disabled homeless. Both agencies provide supportive services to families with children.

The City will consider funding a transitional housing program during this year's award of ESG funds, which consists of an allotment of \$40,000. The estimated number of elderly homeless is relatively low and poses no impact. Homeless veterans generally receive housing vouchers through DPSS, Salvation Army or other agencies within the community. The mentally ill, as with other jurisdictions, suffer the most due to a general lack of quality and long-term supportive services. As indicated in the inventory listing, the City has a very limited number of shelters that can offer this service.

Those identified as "at-risk" are provided rental assistance through organizations such as: (1) DPSS - AFDC homeless/GR homeless housing vouchers (for a period up to 3 weeks); (2) Pomona Neighborhood Center, Inc. (1 month's rent once per client in a year) the agency reports a 20% increase in the number of families moving to motels over prior years; and (3) Salvation Army. Comments from the local service providers indicate that there is a need for providing rental assistance to those at-risk within the City. Based upon the fact that a number of the homeless within the community are capable of making the transition to independent living, this area of service should be supported as funding becomes available.

As more funding assistance is obtained under Title IV of the Homeless Act, the City will actively seek for local service providers that can meet the needs of the special homeless groups identified and encourage the support of other private institutions that would be willing to subsidize services to the homeless within the community. As stated in the goal, a "public-private" partnership must be developed to effectively manage homeless support at all levels within this community.

IV. Use of Federal Funds to Complement or Enhance Available Services.

Current and prior year Emergency Shelter Grant Allocations have been used to maximize the capacity of existing shelter to serve targeted groups of homeless (families with children). As indicated in the needs analysis, the challenge is more prevalent at the local level. It is more visible at the local level where the needs outweigh the resources. As these needs grow, the community suffers in its ability to be a progressive entity and quality of life issues are threatened.

Federal funds are a necessity to enhance the City's ability to reach those residents who are at-risk of being homeless by providing expanded services for rent subsidies. The Emergency Shelter Grant could increase support service in the area of job preparation and training for the homeless.

Transitional housing projects could be developed to include the physically and mentally disabled population of the community with Supportive Housing assistance.

The four emergency shelters indicated in the inventory listing would greatly benefit under the Supplemental Assistance program to provide more supportive services such as education and case management for the homeless.

Questions or comments regarding the City of Pomona's Comprehensive Homeless Assistance Plan may be directed to the following contact person:

Duane Solomon
Housing Coordinator
Housing and Grants Division
505 South Garey Avenue
P.O. Box 660
Pomona, CA 91766

(714) 620-2368

CERTIFICATION AND ASSURANCE
TO ACCOMPANY
COMPREHENSIVE HOMELESS ASSISTANCE PLAN

I, Julio J. Fuentes , of the City of Pomona of the State of California hereby make the following certification and assurance to accompany the Comprehensive Homeless Assistance Plan with respect to the execution of responsibilities assigned to the City of Pomona by the Stewart B. McKinney Homeless Assistance Act, as amended:

- 1) I certify that an information copy of the City Pomona's Comprehensive Homeless Assistance Plan has been provided to the State of California; and
- 2) I assure that the City of Pomona each recipient and project sponsor conducting activities, funded in whole or in part with McKinney Act funds, to assist the homeless population in this jurisdiction, will administer, in good faith, a policy designed to ensure that the assisted homeless facility is free from the illegal use, possession, or distribution of drugs or alcohol by its beneficiaries.

Signature of Official

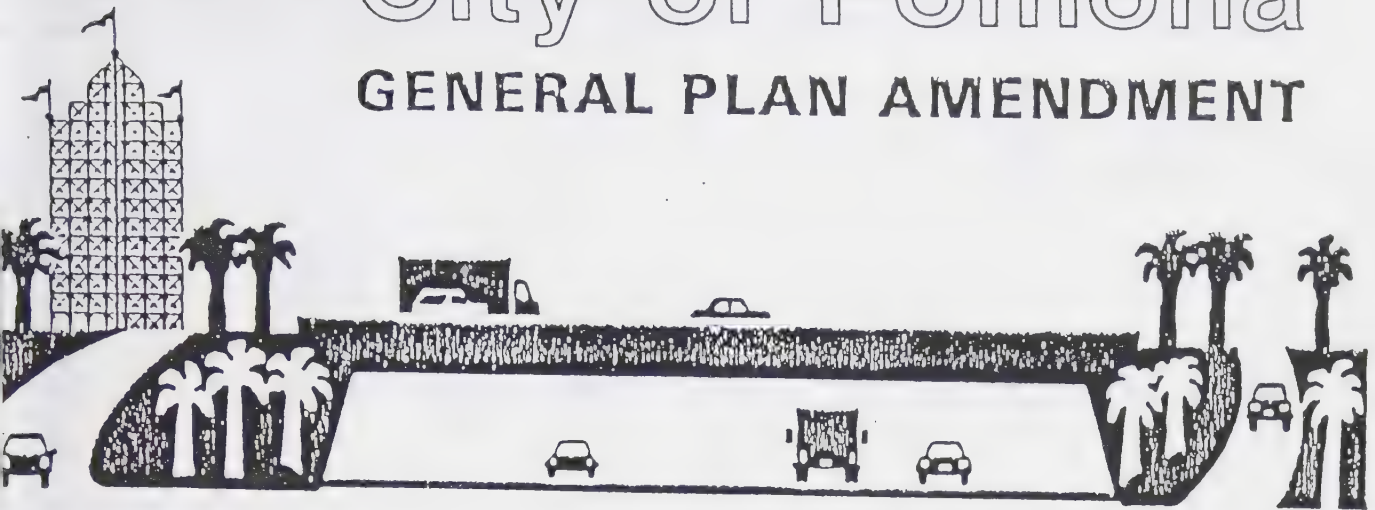
City Administrator
Title

7/13/90
Date

APPENDIX E
GENERAL PLAN PUBLIC PARTICIPATION

City of Pomona

GENERAL PLAN AMENDMENT



City of Pomona is in the process of amending the land use element and creating a new element for the City's General Plan. An important part of this General Plan process involves listening to the community. Residents, employees, land owners, businesses and operators are invited to review the proposed General Plan and ensure that it meets the needs of their neighborhood and city.

What is a General Plan?

A General Plan is the official city policy which defines the goals and objectives of the community so that development of all City functions can be carried out in a coordinated manner. It is a legal document in the form of a map and accompanying text that prescribes guidelines for the overall physical development of the City.

Required by state planning law, each City's General Plan must have seven mandatory elements. At this time, the City will only be updating two of these elements: the land use and housing element. A more comprehensive update of the entire General Plan will occur upon the completion of the 1990 Federal Census.

Land Use. Designates proposed general location and distribution of land uses; includes standards of building intensity and quality.

Housing. Provides for housing development, movement and site adequacy for all economic segments of the community.

Circulation. Consists of general location and distribution of streets and public utilities.

Conservation. Provides for the conservation, development and utilization of all natural resources.

Open Space. Plans for open space for preservation and managed production of natural resources, outdoor recreation and public health safety.

Noise. Identifies and appraises noise issues in

the community and implements measures and possible solutions to any existing or foreseeable noise problems.

7. **Safety.** Protection of community from fires, seismic and geological hazards.

Preparation of the Plan

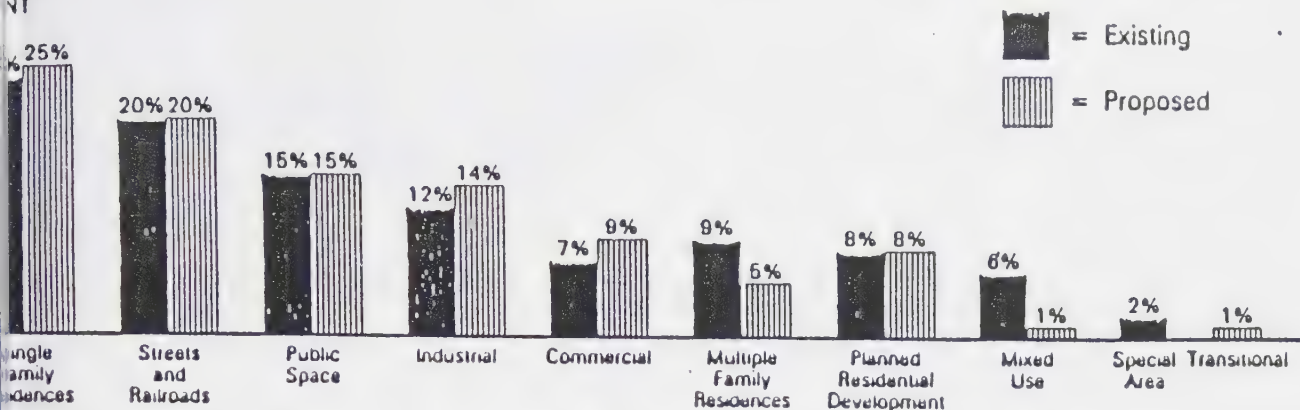
The land use element or "Plan" that is now being reviewed has gone through a series of development stages to reach its present status. Upon direction from the City Council in April of 1988, the Plan was first drafted by the City's planning staff based on their observations of the City's present and future needs. Civic minded organizations, such as Pomona 2000 and the Futures Committee, also participated in reviewing and development of this Plan.

The Plan was then refined and polished by a Technical Review Committee, an ad hoc committee composed of city officials, industry and other private-sector leaders. Further refinement occurred in a recent workshop, in which the Plan was scrutinized by the professional community and planning officials from surrounding cities. This group was composed mainly of banking and lending professionals, realtors, architects, engineers, etc. The combined outcome of these meetings and workshops produced a practical land use plan that is sensitive to the community's needs, yet optimistic of Pomona's bright future.

Changes are being proposed?

Land use changes that are being considered for Pomona are graphically illustrated in the following diagram.

NT



Admendment of the General Plan land use element is based on five principles:

Growth. The Plan will promote dynamic economic growth and attract new land uses which will have a positive fiscal impact upon the City.

Life. The Plan seeks to improve the quality of life for existing and future residents of Pomona.

Local Centers. The Plan establishes a commercial concept to provide convenience shopping to residents and to attract prospective customers from surrounding cities.

Family Intrusions. The Plan seeks to preserve neighborhoods that have historically been single-family neighborhoods but have multiple-family zoning designations. The result should protect the integrity of these neighborhoods, many of which are historically unique in Pomona.

Image. By taking advantage of the new quality of life generated by the Plan, a new image will be created for the City.

The Housing Element

The City's Housing Element is being revised on the same time schedule as the Land Use Element. Accordingly, the City of Pomona's Housing Element will contain goals and policies for the following areas of interest to the community:

- Improvement to the existing stock of housing and neighborhoods by rehabilitation and public improvements such as landscaping, curbs, gutters and sidewalks.
- Development of new housing for all economic segments consistent with the City's goal to achieve an economic balance.
- Financial assistance to achieve housing costs within the economic means of Pomona's lower income households.

A Preliminary Draft of the Housing Element will be considered by the Planning Commission in December 1988. That Draft will then be transmitted to the State Department of Housing and Community Development for its review. According to State law, the City Council, before adopting the Housing Element, must consider the review comments of the State Department of Housing and Community Development.



What Can I Do?

The public review process will kick off with district workshops that are sponsored by the Pomona Planning Commission.

DISTRICT 1

Ganesha High School Cafeteria
November 1, 1988 7:00 p.m.

DISTRICT 2

Westmont Park Community Center
November 4, 1988 7:00 p.m.

DISTRICT 3

Washington Park Community Center
November 2, 1988 7:00 p.m.

DISTRICT 4

Palomares Park Community Center
November 3, 1988 7:00 p.m.

Residents are invited to these meetings to meet the Planning Commission members and city staff. The workshop setting will provide a unique environment in which residents will have an opportunity to review the proposed plan, offer ideas, share interests, ask questions, and identify concerns for the Planning Commission to consider. The Planning Commission will also be holding more formal public hearings in December at the following location:

PLANNING COMMISSION PUBLIC HEARINGS

City Council Chambers

December 7 and 14, 1988 7:00 p.m.

For questions about the Plan, contact the district workshops or planning staff in Development, at 714/620-2191.

RESOLUTION NO. 89-98

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING A REVISED HOUSING ELEMENT OF THE GENERAL PLAN.

A. REQUEST:

1. APPLICATION FOR: Approval of the revised Housing Element of the General Plan consistent with the State Department of housing and Community Development requirements
2. APPLICANT: City Initiated
3. LOCATION: Citywide

B. ACTION:

BE IT RESOLVED by the City Council of the City of Pomona, California, as follows:

SECTION 1. Pursuant and according to the Government Code of the State of California Sections 65580 through 65763 the Pomona City Council hereby approves the revised housing Element of the General Plan consistent with the Planning Commission's recommendation (P.C. Resolution 7037).

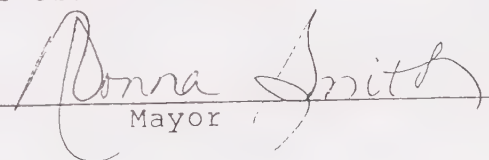
SECTION 2. The Clerk shall certify to the passage and adoption of this resolution, and it shall thereupon take effect and be in force.

APPROVED AND PASSED this 1st day of May 1989.

ATTEST:


City Clerk

THE CITY OF POMONA

By 
Mayor

APPROVED AS TO FORM:


Deputy City Attorney

RESOLUTION NO. 7037

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CITY
COUNCIL ADOPT THE UPDATED HOUSING ELEMENT OF THE GENERAL PLAN.

A. REQUEST:

1. APPLICATION FOR: Adoption of the Housing Element
of the General Plan
2. APPLICANT: City Initiated
3. LOCATION: Citywide

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

According to the procedures as set forth in Government Code
Sections 65580-65589.9 regarding local housing elements, it is
hereby found and determined that this request be approved subject
to the following condition:

1. All comments upon the Draft Housing Element as submitted
by the Department of Housing and Community Development
(HCD) be incorporated within the Final Housing Element.

AYES: Root, Carter, Bredenkamp, Blanton, Gendron, Cortez
NOES: None
ABSENT: Solomon

"Pursuant to Resolution No. 76-258 of the City of Pomona the time
in which judicial review of this action must be sought is gover-
ned by Sec. 1094.6 C.C.P."

APPROVED AND PASSED this 25th day of January, 1989.

PLANNING COMMISSION CHAIRMAN

ATTEST:

PLANNING COMMISSION SECRETARY

EXHIBIT A

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Pomona, California, and signed by the Mayor of said City at a _____ regular meeting of said Council, held on the 1st day of May, 1989, by the following vote, to wit:

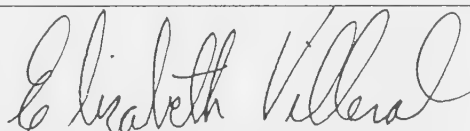
AYES: Councilmember: Soto, Ursua, Bryant, Nymeyer, (Mayor) Smith.

" "

NOES: "

ABSTENTIONS: "

ABSENT: "



City Clerk

THE CITY OF
POMONA

MEMORANDUM

April 12, 1989

TO: Honorable Mayor and City Council

FROM: Development Director

RE: APPROVAL OF GENERAL PLAN UPDATE: Final Environmental Impact Report, Revised Housing Element, Revised Land Use Element, and Zoning Consistency Ordinance

Summary

At the February 21, 1989 meeting, the City Council conducted their second public hearing on the matters related to the General Plan Update. It was determined by the Council, after lengthy public testimony, that the residential area south and east of Lincoln Park be revised to reflect single family uses. At the April 3, 1989 meeting, the City Council determined to continue the hearing to the April 17, 1989 meeting in order to expedite the hearing process.

Background

The General Plan program has undergone an evolution of public review, comment and revision that started with City staff in the Spring of 1988 and included meeting with surrounding-city officials, the Pomona Chamber of Commerce, and local development professionals (i.e., realtors, architects, engineers, lenders, etc.). This process allowed some initial fine-tuning of the General Plan in preparation for the district workshops that were hosted by the Planning Commiission during the month of November in each of the council districts. Subsequently, the Planning Commission conducted public hearings during December and Janaury and further revised the General Plan prior to forwarding it and a recommendation on to the City Council for review.

Staff has made the final revisions to the General Plan as directed by the City Council and are now prepared to submit the Final Environmental Impact Report, Housing Element, Land Use Element, and Zoning Consistency Ordinance for approval and adoption.

Recommendation

Move that the Final Environmental Impact Report be certified, that the Housing Element, Land Use Element, and Zoning Consistency Program be approved and the Zoning Consistency Ordinance be placed upon first reading.

Respectfully,


RONALD H. SMOTHERS

RHS/JT/

/

THE CITY OF
POMONA
MEMORANDUM

February 6, 1989

TO: A.J. Wilson, City Administrator

FROM: Konradt Bartlam, Development Services Manager

SUBJECT: CONSIDERATION OF PLANNING COMMISSION RECOMMENDATION, PUBLIC HEARING OF THE REVISION TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND ITS ZONING IMPLICATIONS

SUMMARY

The General Plan segment of Council's February 6 agenda will consist of a review of the Land Use Element and zoning consistency program. These are sure to be the topics which will be the most popular with those citizens who wish to speak to this item. Staff has prepared materials for Council's review. Below is a short explanation of content of each attachment.

1. LAND USE ELEMENT - Text and map - The Land Use Element establishes a pattern for land use within the City and sets standards for the intensity of development and density of population for each of the designated land uses.
2. GOALS AND OBJECTIVES - These address the major planning issues confronting the City in a broad policy statement.
3. REVISIONS MAP AND MATRIX - The map identifies the specific areas within the City for which General Plan designation revisions are proposed. The matrix clarifies the locations of these areas and identifies the proposed designation revisions.
4. ZONING CONSISTENCY MAP AND MATRIX - The map identifies the areas within the City which have zoning designations inconsistent with the proposed General Plan. Many of the properties within these areas are inconsistent with the current General Plan. The matrix for this map clarifies the locations of these areas and offers the preferred zoning designation to achieve consistency with the proposed revision.

Prior to their February 21 meeting, Council will receive the Final EIR and Final Housing Element, with all appropriate comments.

2-6-89
HR9. CONTINUED
TO 2/21/89

BACKGROUND

The General Plan is a policy document for the entire community and may only be amended in the public interest. Therefore, the City should only amend the General Plan when a change is necessary and is supported by a broad consensus.

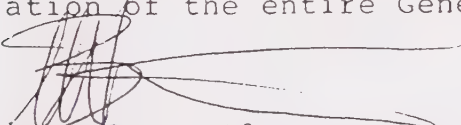
The City Council directed staff to proceed with this program on March 23, 1988. Staff hosted workshops for a wide range of leaders in community, business, and professional fields, as well as representatives from neighboring agencies and City department heads. Input from these sources was refined by Staff and then subjected to the general public's scrutiny and revision through district workshops hosted by the Planning Commission. This information was then refined and presented at the Planning Commission's three public hearings. At these meetings, the Commission listened to and responded to public comments on and concerns about the Plan offered by the public. The Commission revised staff recommended plan and moved for adoption by the City Council.

On Monday, January 30, 1989, the Council had the opportunity to review the resulting document with the Commissioners in an informal setting. This opportunity was taken to inform the Council about the Plan and to relay the Commissioner's thoughts.

It has been recommended that hearings will be held on at least two nights, February 6th concentrating on the Land Use Element and Zoning Consistency, and February 21st focusing on the Final EIR and Housing Element. Council may wish to continue these items to further hearings.

RECOMMENDATION

That the City Council receive and consider all public input regarding these items. After the public hearing, move to continue the public hearing to February 21st for further consideration of the entire General Plan program.



Konradt Bartlam
Development Services Manager

0-50 50-99 100-199 200-299 **300-500**

Smog forecast for today: Pollutant Standard Index: 144
 Thursday readings: San Gabriel-Pomona valleys: 83 PSI.
 Riverside-San Bernardino: 50.

Santa Cruz
 Santa Rosa
 Stockton
 Tahoe Valley
 Wrightwood

87/54
 90/54
 89/56
 69/25
 72/44

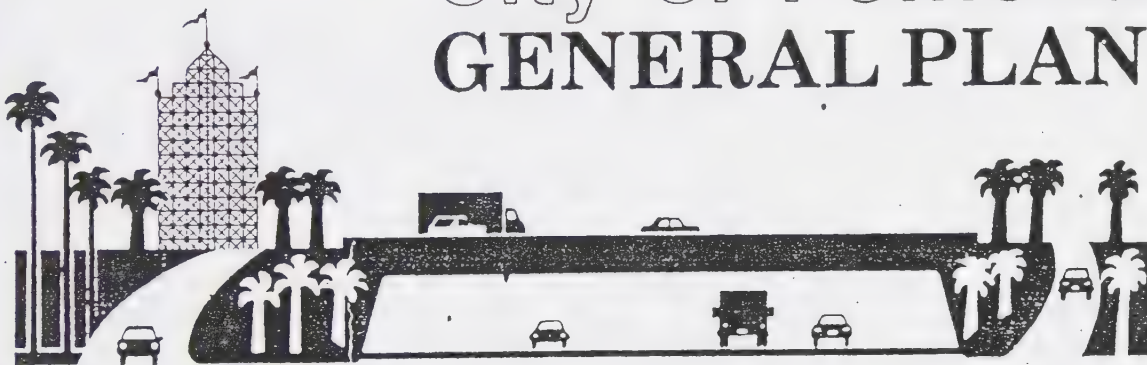
84/53/1
 88/52/1
 90/57/s
 70/27/s
 80/48/s

75/53/3
 83/52/6
 87/57/s
 70/28/s
 78/45/s

Brussels 41/34
 Buenos Aires 73/83
 Cairo 70/59
 Calgary 70/30/05
 c-cloudy dr-drizzle

You and Your City

City of Pomona GENERAL PLAN



The City of Pomona is in the process of amending the Land Use Element and creating a Housing Element for the City's General Plan. The Pomona City Council invites you and your family to participate in this process by attending the public hearing listed below. This citizen participation and input process is the culmination of an effort begun in May of 1988 to amend the General Plan to conform with State Law and to anticipate and provide for the needs of the community. The specific actions under consideration will be the Final Environmental Impact Report, the Updated Housing Element, the Land Use Element, and First Reading of the Zoning Consistency Program. These items have been reviewed by the Planning Commission and carry a recommendation of approval from that body. Upon the completion of these actions regarding the General Plan, a Change of Zone will be initiated in order to bring the City's Zoning Ordinance into consistency with the revised General Plan in a timely manner.

MONDAY, APRIL 17, 1989—7:00 P.M.



This public hearing will be convened in the Council Chambers adjacent to the Pomona City Hall, 505 South Garey Avenue. Residents, property owners and interested persons with questions regarding this proposal should contact Development Services of the City of Pomona at 714/620-2191.

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The following people spoke in favor of the Planning Commission's recommendation for General Plan Land Use and opposition for the reduction in zoning from R-3 (15-30 units per acre) to R-2 (9-15 units per acre). In the area bounded by Alvarado and Pasadena Streets, San Antonio and Towne Avenues, the Zone Change is required to attain consistency between the General Plan and Zoning. It should be noted, that this inconsistency exists even with the present General Plan:

Mr. Witherspoon: 638 San Francisco
Mr. Waller: 735 San Antonio
Mr. Bess: 695 East Kingsley
Mr. Ramirez: 664 East Alvarado
Mr. Portal: 630 San Francisco

The following people spoke in favor of reducing the General Plan and zoning to single family residential for the same area described above.

Ms. Stemple: 990 North Eleanor
Ms. Milliron: 660 San Francisco
Mr. Kasperowicz: 1180 North Palomares
Ms. Peoples: 625 San Francisco
Mr. McIntire: 357 East Pasadena
Mr. Jacks: 1251 North Palomares
Ms. Dewald: 644 East San Francisco

The following people spoke in opposition to the proposed General Plan and attendant zone change for the area around Washington Park. The General Plan recommendation is for a reduction to single family residential. The current General Plan designates this area as Low Density Residential (9-15 units per acre). However, the existing zoning is an inconsistent R-3 (15-30 units per acre). The correct zoning for the current General Plan designation is R-2 (9-15 units per acre).

(Renter): 1109 South San Antonio
Mr. Arenas: 1355 South Gibbs
Mr. Yanes: 952 East Ninth
Mr. Brake: 1154 East Ninth
Homeowner's Son (Luther): 1074 & 1076 S. San Antonio

Residents living on Kellogg Park Drive, Lindo Avenue, and Lombard Street spoke in favor of the single family residential designation for their neighborhood.

Mr. Kiho Choi spoke in opposition to the Medium Density Residential designation for property located on the northeast corner of Garey and Lexington Avenues. Mr. Choi is desirous of keeping the current Mixed Use or placing a Commercial designation for this site.

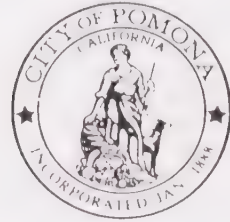
Mr. Jerry Keane spoke in opposition to the Mixed Use designation for the "old Valley Chevrolet site".

In addition, there were several residents and property owners with questions that were answered by staff.

THE CITY OF POMONA

NFORD A. SORENSEN
ector

Community Development Department



January 19, 1989

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES DIVISION

RE: CONSIDERATION OF DRAFT ENVIRONMENTAL IMPACT REPORT AND
PUBLIC HEARING OF THE REVISIONS TO THE LAND USE AND HOUS-
ING ELEMENTS OF THE GENERAL PLAN OF THE CITY OF POMONA

Members of the Commission:

This project has been active since May 23, 1988, when the City Council first directed staff to proceed with it. Planning Commission's participation has thus far included the hosting of several District Workshops and the receiving of citizen input at two public hearings.

The 45 day public review period for the Draft Environmental Impact Report (DEIR) will close on January 21, 1989. Planning Commission's remaining duty for that document is to consider the available information and to make a recommendation to City Council for appropriate action.

The Planning Commission must also conduct a final hearing to receive final oral and written comments on the revision of the Land Use Element and the update of the Housing Element. Concluding this, the Commission will forward a recommendation to City Council regarding these two documents. The City Council is scheduled to receive the Planning Commission's recommendations on all three of the above items on January 30th in a joint Commission/Council study meeting and begin public hearings on February 6, 1989.

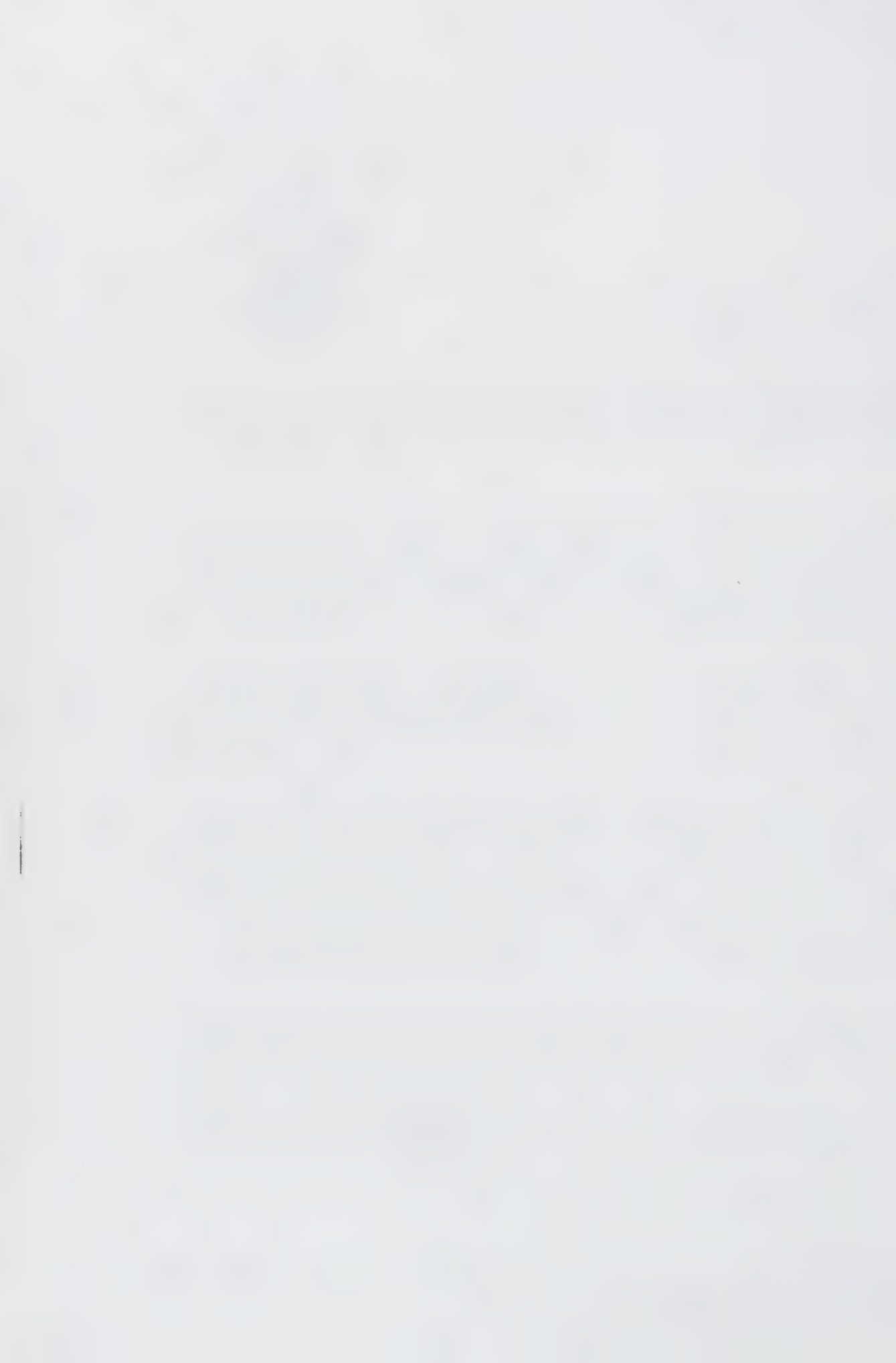
TO SIMPLIFY YOUR REVIEW, THE BODY OF THIS STAFF REPORT IS DIVIDED INTO THREE SECTIONS CORRESPONDING TO THE ABOVE ITEMS. STAFF COMMENTS AND RECOMMENDATIONS ACCOMPANY EACH OF THESE SECTIONS.

Please let me take this opportunity to thank you and to congratulate you on your diligent participation in this process, which is so necessary to Pomona's growth as a community.

Respectfully submitted,

KONRADT BARTLAM
Development Services Manager

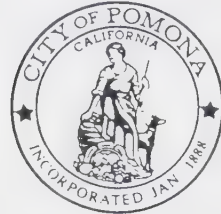
ITEM 30



THE CITY OF POMONA

Community Development Department

SANFORD A. SORENSEN
Director



January 20, 1989

TO: PLANNING COMMISSION

FROM: DEVELOPMENT SERVICES DIVISION

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR REVISIONS TO
THE LAND USE AND HOUSING ELEMENTS OF THE GENERAL PLAN

Members of the Commission:

The official review period for the DEIR will close on January 23, 1989. During this 45 day period, numerous governmental and quasi-governmental agencies have had an opportunity to review the document. The comments of those that responded are attached and will be incorporated, with our specific responses, into the Final EIR, which will be reviewed by City Council on February 6, 1989. Planning Commission has thus far held two public hearings on the DEIR (on December 7 and 14, 1988).

As the public review period for the DEIR will have closed before the Commission's January 25th meeting, we are not required to open this item for further public hearing at that time. The Commission should consider the available information, decide on it's completeness, and make a recommendation to City Council for appropriate action. A draft resolution has been attached for this purpose.

Staff has carefully reviewed the DEIR and the agency comments. We are confident that the proposed revisions to the Land Use and Housing Elements will not have significant impacts upon the environment.

RECOMMENDATION:

Move to find that the Draft Environmental Impact Report (DEIR) is complete and approve a recommendation that the City Council approve the Final Environmental Impact Report (FEIR).


KONRADT BARTLAM
Development Services Manager

ITEM 3C

RESOLUTION NO. 7036

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF POMONA,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECOMMENDING CITY
COUNCIL APPROVAL OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE
REVISED HOUSING AND LAND USE ELEMENTS OF THE GENERAL PLAN.

A. REQUEST:

1. APPLICATION FOR: Draft Environmental Impact Re-
port for the Revised Housing
and Land Use Elements of the
General Plan.
2. APPLICANT: City Initiated
3. LOCATION: Citywide

B. ACTION:

BE IT RESOLVED by the Planning Commission as follows:

It is hereby found and determined that this Draft Environmen-
tal Impact Report is complete, and that the revisions to the
Housing and Land Use Elements of the General Plan will not have a
significant impact upon the environment.

AYES: Root, Carter, Bredenkamp, Blanton, Gendron, Cortez
NOES: None
ABSENT: Solomon

"Pursuant to Resolution No. 76-258 of the City of Pomona the time
in which judicial review of this action must be sought is gover-
ned by Sec. 1094.6 C.C.P."

APPROVED AND PASSED this 25th day of January, 1989.

PLANNING COMMISSION CHAIRMAN

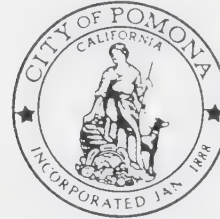
ATTEST:

PLANNING COMMISSION SECRETARY

THE CITY OF POMONA

D. A. SORENSEN

Community Development Department



January 19, 1989

TO: PLANNING COMMISSION
FROM: DEVELOPMENT SERVICES DIVISION
RE: REVIEW OF HOUSING ELEMENT UPDATE

Members of the Commission:

The Draft Housing Element was reviewed by the Planning Commission on December 14, 1988. Public comments were received and filed at that night's hearing. Since then, the California State Department of Housing and Community Development (HCD) has reviewed the document. Their attached letter lists revisions that, in their opinion, are needed for the element to comply with State law. The City must consider these comments prior to the adoption of the element.

Ralph Castaneda, the City's consultant for the update, has provided a suggested direction for the revisions. At the Commission's direction, these comments will be incorporated into the final Housing Element.

On Wednesday night, the Commission will reopen the public hearing of the Draft Housing Element and formally accept all comments regarding that document. Upon the close of public hearing, Commission should resolve to send to City Council a recommendation that the Housing Element be adopted, subject to the comments of the State Department of Housing and Community Development as outlined by the City's consultant. To this end, a draft resolution has been attached.

RECOMMENDATION:

Move to approve a recommendation that the City Council adopt the Housing Element, subject to the comments of the HCD, as per the draft resolution.

Respectfully submitted,

KONRADT BARTLAM
Development Services Manager

DATE: 18 January 1989
TO: Ron Smothers
FROM: Ralph Castaneda, Jr.
Castaneda & Associates
SUBJECT: Housing Element Comments and Responses

As you know, the State Department of Housing and Community Development, is charged with the responsibility of reviewing and commenting on Draft Housing Elements. The Housing Element law indicates that the legislative body must consider these comments prior to adoption of the element. Attached is our suggested direction for revisions to the draft document. The necessary revisions can be incorporated in the final Housing Element following the public hearings before the Planning Commission and City Council.

In addition, we suggest that the City include a "neighborhood housing strategy program" in the Draft Housing Element. Once the Housing Element is adopted, this action program can be refined and presented in greater detail to both the Planning Commission and City Council.

**DIRECTION FOR REVISIONS
TO THE DRAFT HOUSING ELEMENT**

1. "Review of housing construction activity, including the affordable housing built, and of any housing programs the City may have operated during recent years."
2. Identify program response options for quantified unmet needs, such as:
 - Additional Section 8 certificates or vouchers.
 - Redevelopment Agency's 20% set-aside.
 - HUD Section 202 rehabilitation program.
 - HUD Section 202 senior citizen housing program.
3. Provide data on the tenure, income and overpaying characteristics of each special needs group, based on available information.
4. Compare the available data on homeless persons and families to the services presently being provided to the Pomona community. If there is an unmet need, identify sites in the City to facilitate the development of emergency and transitional housing.
5. Provide a chart that indicates the amount of available land (vacant and potential for re-cycling) by each residential land use category on zone. The discussion should state the residential zones in which the development of affordable housing is most likely and the extent to which it could meet Pomona's share of regional housing need.
6. Include a narrative discussion of whether a policy or procedure poses an actual constraint to the maintenance or development of housing.
7. Include a narrative discussion on whether there are mortgage deficient areas for new construction or rehabilitation loans.
8. Provide a per unit cost of land and construction in the different residential zones of the City.
9. Explain in greater detail (chart and/or narrative) each of the City's housing programs and future intent to continue the program.
10. Explain how the City's available and suitable sites will contribute to meeting the City's identified housing needs.
11. Describe, in greater detail, the City's program for equal housing opportunity.

MENT OF HOUSING AND COMMUNITY DEVELOPMENT
on of Housing Policy
opment
nth Street, Room 601
ento, CA 95814
323-3176

RECEIVED

JAN 20 1989

Redevelopment



January 11, 1989

Mr. Sanford Sorensen
City Manager
City of Pomona
505 South Garey Avenue
Pomona, CA 91769

Dear Mr. Sorensen:

RE: Review of the City of Pomona's Draft Housing Element

Thank you for submitting Pomona's draft housing element, received December 19, 1988, for our review. As you know we are required to review draft housing elements and amendments and report our findings to the locality (Government Code Section 65585(b)).

Our review has been facilitated by a phone conversation on December 30, 1988, with Ralph Castaneda of Castaneda & Associates, the City's consultant. This letter and appendix summarize the conclusions of that conversation.


Pomona's housing element contains much useful information about the City. In our opinion, however, certain revisions are needed for the element to comply with State law (Article 10.6 of the Government Code). In particular the element should include a review and evaluation of the previous element to determine its appropriateness, effectiveness, and progress in implementation; clarify the land inventory and construction need figures; and provide more detailed program descriptions to ensure that Pomona can meet its objectives in the development of adequate housing to meet the needs of low- and moderate-income households. The appendix to this letter outlines these and other recommended changes.

We hope our comments are helpful to the City and we wish you success in the implementation of your housing program. We appreciate the cooperation and assistance of Mr. Castaneda during the course of our review. If you have any questions about our comments or would like assistance in the implementation of your housing program, please contact Michael Britt of our staff at (916) 323-4475.

Mr. Sanford Sorensen
Page Two

In accordance with requests pursuant to the Public Information Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,


Nancy J. Savor, Chief
Division of Housing Policy
Development

NJJ:MB:bt

cc: Ralph Castaneda, Castaneda & Associates
Carlyle W. Hall, Center for Law in the Public Interest
Jonathan Lehrer-Graiwer, Western Center on Law & Poverty
Mark Johnson, Legal Aid Foundation of Los Angeles
Joe Carreras, Southern California Association of Governments
Kathleen Mikkelson, Deputy Attorney General
Bob Cervantes, Governor's Office of Planning and Research
Richard Lyon, California Building Industry Association
Kerry Harrington Morrison, California Association of Realtors

APPENDIX

City of Pomona

The following changes would, in our opinion, bring Pomona's draft housing element into compliance with Article 10.6 of the Government Code. Following each recommended change we cite the supporting section of the Government Code. Where particular program examples or data sources are listed, these are suggestions for your information only. We recognize that Pomona may choose other means of complying with the law.

A. Review and Revision

An updated housing element should review the previous element to evaluate appropriateness, effectiveness and progress in implementation, and reflect the results of this review in the revised element (Section 65588(a) and (b)). There are three parts to the information which should be provided.

- a. "Effectiveness of the element" (Section 65588(a)(2)): A review of the actual results of the earlier element's goals, objectives, policies, and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary, (e.g., mitigation of government constraints).
- b. "Progress in implementation" (Section 65583(a)(3)): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- c. "Appropriateness of goals, objectives, and policies" (Section 65588(a)(1)): A description of how the goals, objectives, policies, and programs of the updated element incorporate what has been learned from the results of the prior element.

An element revision should also reflect the changing housing needs of the community as well as past accomplishments.

In Pomona's case, this is the first element this department has received. If it is also the City's first, we suggest a review of housing construction activity, including the affordable housing built, and of any housing programs the City may have operated during recent years.

B. Housing Needs, Resources, and Constraints

1. The housing element should contain an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing

stock condition (Section 65583(a)(2)). An adequate analysis of these characteristics should include a quantification of the total number of households subdivided by tenure (i.e., owner or renter), and units.

Where a serious unmet housing need is identified (i.e., overpaying, overcrowding, or needs identified pursuant to other analytical categories), program response options should be discussed. The City's housing element provides information on the number of households overpaying but does not describe potential solutions to the problem. For example, the element could look at whether the local housing authority could provide additional Section 8 certificates or vouchers. In addition, the City could explore the possibility of pursuing housing assistance programs utilizing the redevelopment agency's 20% setaside, as well as HUD's Section 202 Rehabilitation and Senior Citizen housing programs.

2. Analyze the special housing needs of large families and farmworkers (Section 65583(a)(6)). Though total numbers are provided, information on tenure characteristics should be provided where available. In addition, the element should discuss the incidence of housing needs among each of the special needs groups. For example, the only information provided for female-headed households is the proportion of such households within the City and County. Census data has the number of female-headed households with children and the number in poverty. Additional information may also be available from a local social services department.

The City should also be aware of a new provision of housing element law requiring that localities identify adequate sites to facilitate the development of emergency shelters and transitional housing (Chapter 1383, Statutes of 1986). As a result of this new requirement, the City should provide further information as to the extent of homelessness within Pomona and determine whether an unmet need for shelter or transitional housing exists. If there is an unmet need, sites should be identified to accommodate the need. We have included a Housing Element information package under separate cover, which includes a technical assistance paper to assist the City in meeting this new requirement.

3. The element should clarify the amount and density of land currently available for residential development (Section 65583(a)(3)). The residential build-out figures presented in the element do not provide enough information to demonstrate that the City has adequate

sites to facilitate and encourage the development of a variety of housing types for all income levels. The element should clarify the information on page 46 relative to the amount of land with services and facilities available. The element indicates the land identified in inventory as potential housing sites may be better suited for industrial and commercial development. There should be clarification of the City's commitment to develop these sites for low- and moderate-income housing to meet its regional share.

4. Analyze the City's land use controls, building code and enforcement procedures, site improvement requirements, and fees and exactions as potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(4)). The analysis of governmental constraints should include a determination as to whether a policy or procedure poses an actual constraint in the City. Any constraints identified should be addressed in the housing program section of the element.

For example: The analysis of land use controls should be expanded to include an analysis of the City's second unit zoning, the City's acceptance of manufactured homes, allowable densities and their potential for affordable housing, the amount of land zoned single-family versus multifamily, and any other constraints to housing production.

5. Analyze the availability of financing, the price of land, and the cost of construction as potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels (Section 65583(a)(5)).

The analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are mortgage deficient areas in the community for new construction or rehabilitation loans.

The analysis of land cost could include an estimate of the average per unit cost of land, or the range of per unit costs for land in single-family and multifamily zoned areas. The construction cost analysis should focus on the total cost to the developer, exclusive of profit, but including land, fees, material, labor, and financing.

Housing Programs

In our opinion, the element should provide more detailed program descriptions and commitments to ensure that the City can meet housing element law requirements (Section 65583(c)(1-5)).

1. Identify housing programs which set forth a five-year schedule of actions the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. Program descriptions should demonstrate a firm commitment to implement. The program descriptions should specify a time frame and agency or individual responsible for implementation, and the means by which consistency will be achieved with other general plan elements and community goals.
 - a. Provide more information on the City's rehabilitation program (page 68). Since it is funded through CDBG funds, what is the City's commitment to pursue this funding?
 - b. Who is issuing the HB 1355 Mortgage Revenue Bonds, and what is the time frame for implementation?
 - c. Explain your "residential in-fill" improvement program in terms of agency responsible for implementation, timeframe for use, etc. (page 69).
 - d. Provide information on the redevelopment agency and the local housing authority with regard to their role in the City's effort to encourage the development of a variety of housing types for all income levels. According to information provided our office, it appears that as of June 30, 1987, there were approximately \$3 million set aside for low- and moderate-income housing by the City's Redevelopment Agency.
2. Identify adequate sites which will be made available through appropriate zoning and development standards, and with public services and facilities needed to facilitate and encourage the development of various housing types for all income levels and to meet the City's regional share of new construction need (Section 65583(c)(1)). It is not possible to determine the City's compliance with the adequate sites provision of the State housing element law in the absence of a complete residential sites inventory (see comment B-3).

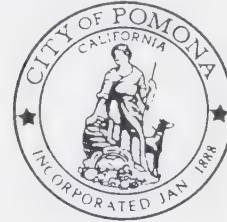
For example: The housing element describes a need for housing to accommodate the homeless (page 27). However, the program section of the element does not describe any program action responding to the identified need.

3. Describe the City's program to promote equal housing opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color. A local equal housing opportunity program should provide some means for resolution of housing discrimination complaints and should be promoted throughout the community.

THE CITY OF POMONA

Community Development Department

D A. SORENSEN



January 20, 1989

TO: PLANNING COMMISSION
FROM: DEVELOPMENT SERVICES DIVISION
RE: REVISION OF LAND USE ELEMENT OF THE GENERAL PLAN

Members of the Commission:

These revisions to the Land Use Plan are the result of months of activity. A series of workshops, with the participation of civic organizations, the professional/business community, private citizens, and City officials formed the basic framework. This was built upon by the comments and requests made by individuals through correspondence and at the public hearings on December 7 and 14, 1988. The public hearing you will hold Wednesday night will be the final opportunity to comment on the Plan before it goes to City Council. Early indications are that a number of people will wish to speak regarding this item.

The following people have made comments or requests regarding the General Plan. The attached staff reports detail each item.

Requests of December 7, 1988

Commentor	Staff recommendation
Earl Tolle	N/A
Carolyn Creighton	Denial
Bill Rios	Denial
Joy Peoples	Approval
James DeRosa	Approval

Requests of December 14, 1988

Herbert S. Young	Denial
Gordon Bithell	Denial
K. Ochoa	Denial

Written Requests

William Wilkinson	Denial
William Bergman	Denial

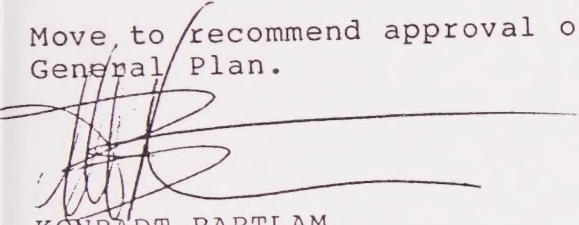
Staff has created and attached a chart which identifies those locations which will be affected by the proposed revision. Existing and proposed General Plan designations are indicated, as well as the estimated size of each area. This chart is keyed to a map of the City, entitled "Proposed General Plan Land Use Revisions", which graphically illustrates the affected areas.

While the final graphic product of the Land Use Element will have multi-color designations, staff has developed a monotone edition for review purposes. A folded copy of this Plan for Land Use is attached for your convenience.

After closing public hearing, Commission will need to consider all of the available information before reaching a decision. If you believe that revisions are necessary, staff will perform those revisions prior to City Council's review on January 30th.

RECOMMENDATION:

Move to recommend approval of the Land Use Element of the General Plan.



KONRADT BARTLAM
Development Services Manager

U.C. BERKELEY LIBRARIES



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